

Steve Miller  
Mayor

Tim Meyers  
Councilmember, At-Large

Gwen Brill  
Councilmember, At-Large

Matt Davidson  
Councilmember, At-Large



Leslie Besl  
Councilmember, 1st Ward

Dale Paullus  
Councilmember, 2nd Ward

Debbie Pennington  
Councilmember, 3rd Ward

Adam Kraft  
Councilmember, 4th Ward

**City of Fairfield City Council  
Regular Meeting Agenda  
Monday, June 8, 2026 7:00 PM  
5350 Pleasant Avenue, Fairfield, OH 45014**

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Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

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**Council-Manager Briefing**

None.

**Business Meeting Call to Order**

Mayor Steve Miller

**Prayer/Pledge of Allegiance**

Councilmember Tim Meyers

**Roll Call**

**Agenda Modifications**

**Executive Session Requests**

**Special Presentations**

1. Mayor's Youth Commission Year End Presentation
2. Brenda Davenport, Community Crafters Crafting Community

**Citizen Comments**

**Council Reports**

**Public Hearing(s)**

1. 2027 Tax Budget Hearing

**Approval of Minutes**

1. Regular Meeting Minutes - May 26, 2026

**Old Business**

**1. Public Works - Councilmember Debbie Pennington**

- a. Ordinance accepting public improvements and releasing the maintenance and performance bonds for Emerald Lake Section 4 (High Point Court).
- Legislation - Third Reading
  - Motion - Adoption

**New Business - Motion to Read All New Business by Title Only**

**1. Community & Public Relations - Councilmember Matt Davidson**

- a. Ordinance to amend Section 170.01 of Chapter 170, Environmental Commission of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio relative to Environmental Commission membership.
- Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption

**2. Development Services - Councilmember Gwen Brill**

- a. Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing a grant of \$375,000 to be made to the Community Improvement Corporation of Fairfield for public purposes, and declaring an emergency.
- Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption

**3. Public Safety - Councilmember Dale Paullus**

- a. Ordinance to authorize the City Manager to execute the Assistance to Firefighters Grant Application and Agreement for personal protective equipment (PPE) for all firefighters and declaring an emergency.
- Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption

**4. Finance & Budget - Councilmember Leslie Besl**

- a. Resolution adopting the tax budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2027 and submitting the same to the Butler County Auditor and declaring an emergency.
- Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
- b. Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”  
 - Contractual Appropriations: \$375,000 total (\$375,000 CIC Grant (Development Services))
- Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
- c. Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”  
 - Non-Contractual Appropriations: \$120,966 (see below for description)
- Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption

\$10,000 - Firebird Drive Metroparks Trailhead Parking Lot (Development Services)

\$36,171 - Water Division-Raw Water Well #7 Pump Rebuild (Public Utilities)

\$67,100 - Purchase of SCBA compressor (Fire)

\$7,695 Parks CAC Replacement Copier

### **Meeting Schedule**

Monday, July 13: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, August 10: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, September 14: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

### **Executive Session of Council (if Needed)**

### **Adjournment**



**Fairfield City Council**  
**May 26, 2026**

## **Public Hearing Notice** **2027 Tax Budget**

Two copies of the 2027 Tax Budget as to be tentatively adopted for the City of Fairfield of Butler County, Ohio, are on file in the office of the Clerk of Council of the City of Fairfield. These copies are for public inspection, and a Public Hearing on said Tax Budget will be held at the Fairfield Municipal Building, 5350 Pleasant Avenue, Fairfield, Ohio, on Monday, June 8, 2026, at 7:00 p.m.

Alisha Wilson  
Clerk of Council

For insertion in the Journal News on May 29, 2026.

**City of Fairfield Minutes  
Regular Meeting of City Council  
May 26, 2026**

**Council-Manager Briefing**

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft and Gwen Brill. Staff members present: Scott Timmer, Greg Kathman, Erin Lynn, Laurie Murphy, Alisha Wilson, Steve Wolterman, Adam Sackenheim, Ben Mann, Jason Hunold, Chris Addison, Diana Davenport, Steve Maynard and Chad Cooper.

Development Services Director Greg Kathman and Planning Manager Erin Lynn presented the Fairfield Forward Update. See attached slides.

**Business Meeting Call to Order**

Mayor Miller called the Regular Meeting to order at 7:02 PM.

**Prayer/Pledge of Allegiance**

Councilmember Kraft led in prayer and Pledge of Allegiance.

**Roll Call**

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl  
Councilmember, 2nd Ward Dale Paullus  
Councilmember, 3rd Ward Debbie Pennington  
Councilmember, 4th Ward Adam Kraft  
Councilmember, At-Large Tim Meyers  
Councilmember, At-Large Gwen Brill  
Councilmember, At-Large Matt Davidson

**Agenda Modifications**

None.

**Executive Session Requests**

Councilmember Kraft, seconded by Councilmember Pennington, moved for Executive Session to discuss the purchase of property for public use. Roll call vote. Motion carried 7-0.

**Special Presentations**

1. Fire Department Oath of Office:  
Fire Chief Chad Cooper  
Lieutenant Sean Loy  
Fire Apparatus Operator Steve Smith

Mayor Miller administered the ceremonial oath of office.

**Citizen Comments**

None.

### **Council Reports**

Councilmember Besl congratulated the Finance Department for receiving the financial report award.

Councilmember Pennington reported that Barrett Paving is scheduled to start resurfacing project next month and a complete list of streets is available on the city website. She also commented that the parade was awesome and thanked city employees for attending.

Councilmember Kraft announced that Parks and Recreation's summer season has begun and that the first movie will hopefully be rescheduled. The aquatic center opened Saturday and the Memorial Day parade was held on Monday, golf leagues are underway, Village Green concerts start this Thursday, the splash pad opened Friday, as well as the Marsh paved trail.

### **Public Hearing(s)**

None.

### **Approval of Minutes**

1. Regular Meeting Minutes - May 11, 2026

The Regular Meeting Minutes of May 11, 2026 were approved as written and submitted.

### **Old Business**

#### **1. Development Services - Councilmember Gwen Brill**

- a. Ordinance to authorize a grant in the amount of \$100,000 to be made to the Fairfield Helping Neighbors Fund at the Fairfield Community Foundation for the purpose of supporting city residents that cannot physically or financially complete necessary exterior home repairs.

Councilmember Brill presented the third reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 61-26. APPROVED 7-0.

- b. Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing a grant of \$100,000 to be made to the Community Improvement Corporation of Fairfield for public purposes.

Councilmember Brill presented the third reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 62-26. APPROVED 7-0.

## **2. Public Works - Councilmember Debbie Pennington**

- a. Ordinance accepting public improvements and releasing the maintenance and performance bonds for Emerald Lake Section 4 (High Point Court).

Councilmember Pennington presented the second reading of this ordinance.

### **New Business - Motion to Read All New Business by Title Only**

Councilmember Besl, seconded by Councilmember Meyers, moved to read all New Business by title only. Motion carried 7-0.

#### **1. Development Services - Councilmember Gwen Brill**

- a. Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives to NorthPoint Development, LLC for the construction of five speculative industrial buildings at the property known as the Jacquemin Farm at 8105 Seward Road and 3603 Tylersville Road, and declaring an emergency.

NorthPoint Development, a real estate development firm based in Kansas City, Missouri, plans to acquire approximately 140 acres of the Jacquemin Farm property near the intersection of Seward and Tylersville Roads. NorthPoint plans to develop a new speculative industrial park on the site, to be known as “Butler County Trade Center.” The project is targeted for e-commerce, general distribution, and manufacturing companies. NorthPoint has constructed similar Class A industrial campuses in the City of Fairfield including Union Centre Logistics Park on Seward Road and Fairfield Trade Center on Firebird Drive.

NorthPoint has requested tax incentives in order to offer competitive lease rates to attract high-quality building tenants and to partially offset increased development costs due to floodplain constraints and necessary roadway and utility infrastructure improvements. Should this project proceed, NorthPoint will construct five new Class A warehouse/manufacturing buildings totaling approximately 1.29 million square feet. The cost of the new construction is anticipated to exceed \$130.7 million. NorthPoint estimates 520 employees and more than \$22.3 million in payroll will be created in the new buildings.

Approval of the ordinance would authorize the City Manager to enter into two agreements. The first is a Community Reinvestment Area (CRA) Agreement. The CRA Agreement would provide a 10-year, 75% property tax incentive on the assessed value of the buildings. Due to the speculative nature of the project, NorthPoint has agreed to make payments to the city should building occupants not create jobs and payroll that generate income tax receipts that meet or exceed targets established in the agreement.

The second agreement is a multi-party School Compensation Agreement. NorthPoint has agreed to compensate the Fairfield City School District and Butler Tech annually, in

compliance with the City's Tax Incentive Guidelines. The Board of Education of the Fairfield City School District will consider the agreement at its meeting on May 21, 2026.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 63-26. APPROVED 7-0.

## **2. Public Utilities - Councilmember Tim Meyers**

- a. Resolution authorizing the City Manager to grant a permanent easement to Duke Energy Ohio, Inc., to enable the extension of Duke electric infrastructure near the City's Wastewater Treatment Plant on Groh Lane and declaring an emergency.

The City of Fairfield is nearing construction completion on its first-ever local renewable energy project - a 5-acre, 1.5 Mega-Watt-dc solar array just east of the City's wastewater treatment plant. To connect the solar array into the electrical distribution network, it is necessary that Duke Energy make some system and equipment modifications near the plant's existing electrical transformer unit and generator switchgear. To allow for these modifications, Duke Energy needs a permanent easement to impact a very small portion of the wastewater treatment plant parcel (4799 Groh Lane).

Councilmember Meyers presented the first reading of this resolution. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 9-26. APPROVED 7-0.

- b. Ordinance to authorize the City Manager to enter into a contract with L and T Painting Inc. for the 2026 Public Utilities Hunter Water Tank Rehabilitation Project

Through this project, the City's 3.0 million gallon Hunter Road Water Storage Tank and tank foundation will be cleaned, repaired, and painted. Also included is the installation of cathodic protection, safety equipment, and other miscellaneous repairs.

The Hunter Road Water Tank is one of the City's six drinking water storage tanks, and the primary tank in the City's "Hunter/Mack" pressure zone. This pressure zone is located on the south side of the City and is home to many water customers, including Mercy Hospital of Fairfield. The Hunter Road Water Storage Tank is a critical component of the water distribution system. Coating systems are applied to water towers/tanks primarily to prevent corrosion and structural deterioration, ensuring a long service life and potable water safety. These systems create a protective barrier against rust, weathering, and UV damage, while also complying with health regulations to prevent contamination.

The project was prepared for formal competitive bidding, with nine (9) bids received and opened on 5/4/2026. Staff recommends that the bid be awarded to L and T Painting Inc., the lowest and best bidder. Bids are summarized on the attached sheet. A contractual appropriation is requested for L and T Painting Inc. in the amount of \$244,560.00 (\$203,800.00 plus a contingency of \$40,760.00). Contingency amount on this project is higher than normal; funds may be used to cover additional costs associated with the repair of potential internal tank coating failures, especially near the tank floor and around the tank fill pipe. NOTE: Last internal inspection was performed in July 2024.

Third-party technical inspection support for this project will be provided by Dixon Engineering under a previously executed purchase order.

Rules suspension is requested to expedite project advancement. The City intends to have the contractor start working on the tank in late August 2026 – in accordance with bid specifications.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 64-26. APPROVED 7-0.

- c. Ordinance to authorize the City Manager to enter into a contract with the Henry P. Thompson Company (HPT) for the purchase of Primary Clarifier parts necessary to maintain continuous operation and declaring an emergency.

Funding is being requested for Wastewater primary clarifier upgrades. The primary clarifiers are essential to the operation at the Wastewater Plant, starting the process with removal of organic solids and floating materials. Current equipment has exceeded the operating life projections and needs replacing to maintain current operations. We own and operate an Evoqua brand system and parts are exclusive to this supplier.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 65-26. APPROVED 7-0.

### **3. Public Works - Councilmember Debbie Pennington**

- a. Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with OKI for a grant to fund a portion of the Pleasant Avenue Paving Improvements between Hunter and Wessel and declaring an emergency.

It is necessary for City Council to authorize the City Manager to execute an OKI grant application for financial assistance.

The City of Fairfield is working towards submitting a grant application for the paving improvements on Pleasant Avenue to be concurrent with the addition of the Pleasant Avenue multi-use path. Work will be between Hunter Road and Wessel Drive and would take place in 2027.

OKI has made available grant funding through the STBG Repaving Pilot Program with twenty percent local match required for asphalt paving projects that meet a certain criterion and need. Our application will include three inches of milling, overlay, pavement markings, and maintenance of traffic. The total funding amount allowed to be requested for this particular grant program is \$800,000.

The remainder of Pleasant Avenue will likely be paved within the next few years but has not yet been programmed by ODOT. ODOT provides up to 80% funding on eligible paving items for State and US routes within municipal corporations through the ODOT Urban Paving Program.

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 66-26. APPROVED 7-0.

#### **4. Finance & Budget - Councilmember Leslie Besl**

- a. Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court Employees, to repeal Ordinance No. 57-25 and all amendments thereto and declaring an emergency.

The employees covered by the Municipal Court wage and salary ordinance are compensated on a Pay for Performance basis. There are no automatic increases or cost of living adjustments for these employees. While the adjustments to the pay ranges are not designed to automatically trigger pay increases, periodic upgrades to the structure help to maintain the Court's competitive position in the marketplace regarding employee retention, recruitment and succession.

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 67-26. APPROVED 7-0.

- b. Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”  
- Contractual Appropriations: \$337,823 total (\$244,560 for Hunter Water Tank Rehabilitation Project (Public Utilities); \$93,263 for Primary Clarifier Rebuild (Public Utilities))

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 68-26. APPROVED 7-0.

- c. Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”  
- Non-Contractual Appropriations: \$275,572 (see below for description)

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 69-26. APPROVED 7-0.

\$40,000 - 2026 Grounds, Entryways & Landscaping Program (Public Works)

\$47,826.00 - Wastewater Division – Sanitary Sewer Smoke Testing (Public Utilities)

\$93,010 - Purchase of Chevrolet Tahoe for Fire (Public Works)

\$44,444 - HVAC Energy Upgrades and Repairs at the Community Arts Center (Public Works)

\$50,292 - Justice Center Repairs and Upgrades (Public Works)

### **Meeting Schedule**

Monday, June 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, July 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, August 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

**Executive Session of Council (if Needed)**

Council recessed to Executive Session at 7:32 PM.

**Adjournment**

The Regular Meeting adjourned at 7:45 PM.

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor's Approval  
Date Approved:

# Comprehensive Plan Update

Council Manager  
Briefing

May 26, 2026

FAIRFIELD  
FORWARD





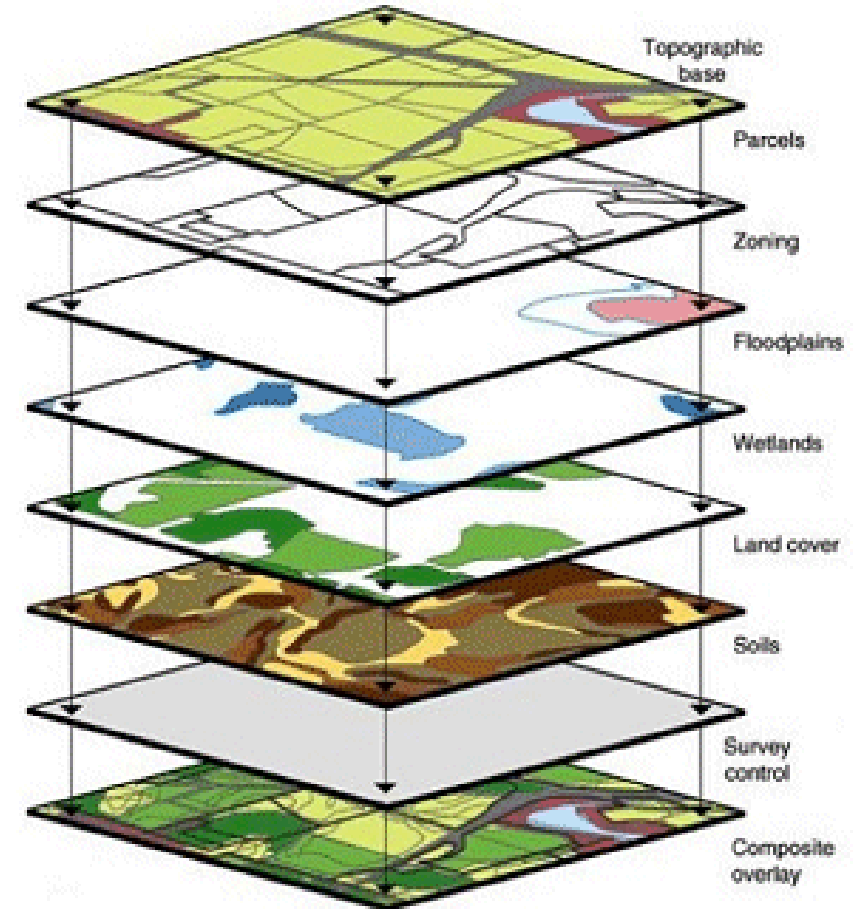
## 5- Year Update to the Comprehensive Plan

- Original plan was adopted in 2019
- Update will reflect changes in demographics, economy, and community trends
- Balance existing goals and policies with new priorities
- Plan guides:
  - ✓ Land use, infrastructure, housing and economic development
  - ✓ Redevelopment and future investment decisions
  - ✓ Four small areas for special attention to ensure balanced growth



# What is a Comprehensive Plan?

- Long-term roadmap guiding growth, development, and redevelopment
- Sets community goals and policies for city investment
- Informs zoning, capital improvements, and investment decisions without being a regulatory document itself
- Built on public input to reflect shared community values



# Planning Team



# Advisory Committee



Residents and  
Community  
Members



Elected  
Officials



City Staff



Planning  
Commission



Board of  
Zoning Appeals



Parks Board



Chamber of  
Commerce



# Advisory Committee

- Steve Miller – Mayor
- Gwen Brill – City Council
- Dale Paullus – City Council
- Katie Braswell – Fairfield Community Foundation
- Lori Brown – Resident
- Peggy Emerson – Fairfield Chamber
- Don Hassler – Planning Commission
- Scott Lepsky – Planning Commission
- Drew Mangino – Resident
- Tanner Meyers – Parks Board
- Megan Murray – Parks Board
- Missy O'Brien – Planning Commission
- Tony Rawe – BZA
- Boyce Swift – Resident
- Edwina Zettler – Resident

## City Staff

- Scott Timmer – City Manager
- Greg Kathman – Development Services Director
- Erin Lynn – Planning Manager
- Nathaniel Kaelin – Economic Development Manager
- Eva Joseph – Development Specialist



# Public Outreach

- Online information and engagement
  - ✓ <https://engage.kzf.com/fairfield-forward>
- Online survey
- Fairfield Flyer newsletter articles
- Virtual Open House
- Facebook Posts
- City Website



# Online Community Survey

- Advertised 6 weeks in the fall on various social media platforms and Fairfield Flyer
- Advertisement
  - ✓ Fairfield Flyer
  - ✓ City websites – city, police, parks, fire
  - ✓ Fairfield Residents website
  - ✓ Chamber website
  - ✓ Fairfield City Schools website
  - ✓ Advisory Committee



## Help Shape Fairfield's Future!

Take the *Fairfield Forward* Comprehensive Plan online survey today!

In 2019, the City adopted its long-range comprehensive plan *Fairfield Forward* – our community's roadmap for growth, redevelopment, parks, transportation, housing, and sustainability.

Now, six years later, we are updating the plan to reflect shifting economic and development trends throughout the city.

This update keeps *Fairfield Forward* relevant, aligns with regional planning requirements, and ensures it reflects today's community priorities. Your input will guide this update and help shape the city for the next 20 years.

Take the survey today at [engage.kzf.com/fairfield-forward](https://engage.kzf.com/fairfield-forward)

Take the survey:



# Community Survey – Key Take Aways



- Strong, consistent praise for city's parks, trails, wooded areas and playground improvements
  - ✓ "We have the best local parks in the state."
- Residents value friendly neighbors, family-friendly environment and the small-town feel
  - ✓ "The community. The people are what make this place great."
- Satisfaction with city maintenance and public safety
  - ✓ "The city is very well run, efficient, and responsive to your needs"
- Like the close proximity to the expressways, ease of getting around and amenities like Jungle Jim's
  - ✓ "Good location."

# Online Community Survey



What improvements would make the Fairfield Town Center livelier?



**78%**  
More Restaurants



**40%**  
Support for small/local businesses



**38%**  
More Events and Programming



**35%**  
Better Public Spaces



**30%**  
Better sidewalks and trails to connect places



**14%**  
New housing options nearby



**14%**  
Public Art

# Virtual Open House

- Online information and engagement
  - ✓ <https://engage.kzf.com/fairfield-forward>
- Open from May 18 – June 19
- Review proposed updates
- Share feedback
- Advertisement



**Virtual Open House Now Live!**  
Fairfield is updating its Comprehensive Plan and we want your input!

We've drafted recommendations for housing, economic development, land use, and key areas like Town Center and Route 4. Now it's your turn to weigh in. Visit the Virtual Open House to:

- ✓ Review proposed updates
- ✓ Explore goals and future concepts
- ✓ Share your feedback directly online

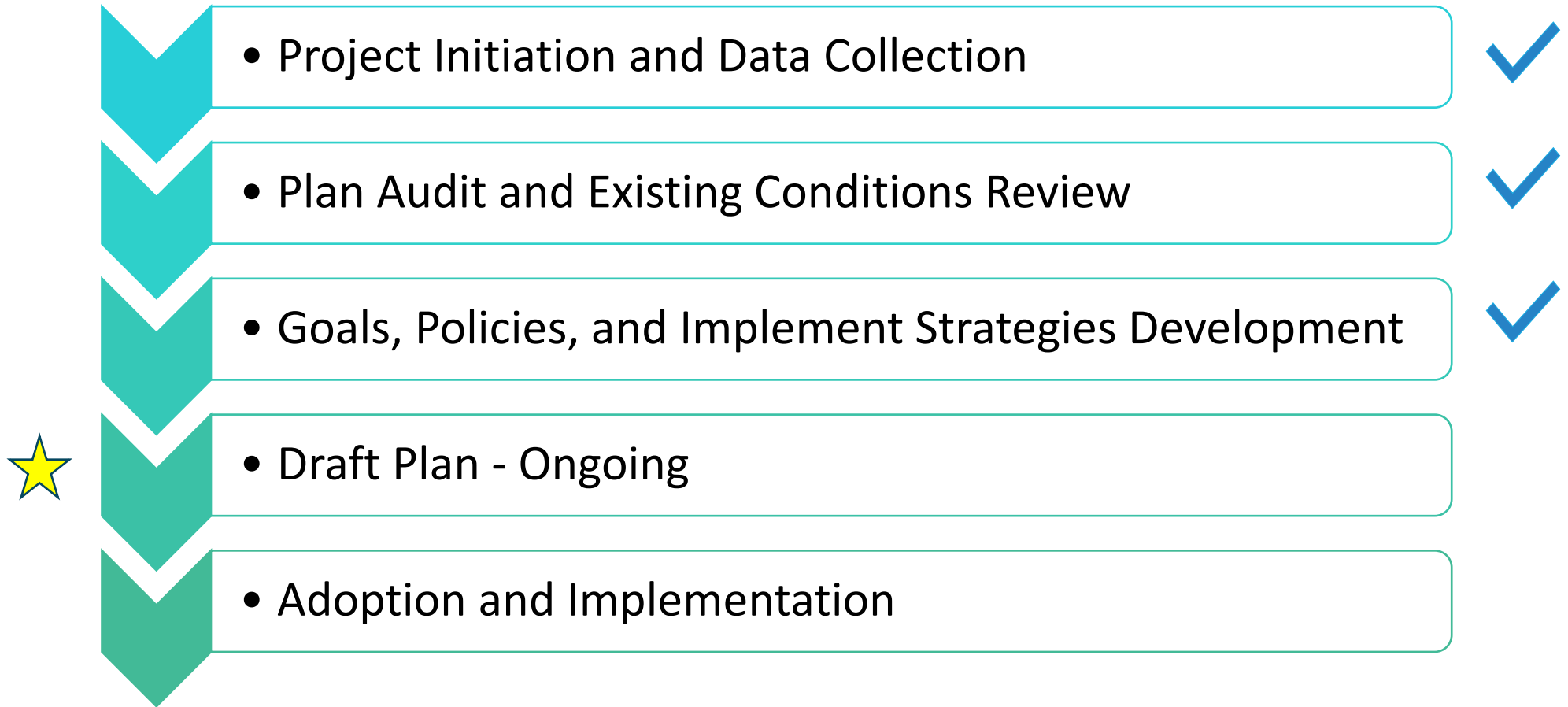
Participate anytime May 18<sup>th</sup> through June 19<sup>th</sup>.  
Help shape Fairfield's future - your ideas matter!

Join the conversation today at [engage.kzf.com/fairfield-forward](https://engage.kzf.com/fairfield-forward)

Participate now:



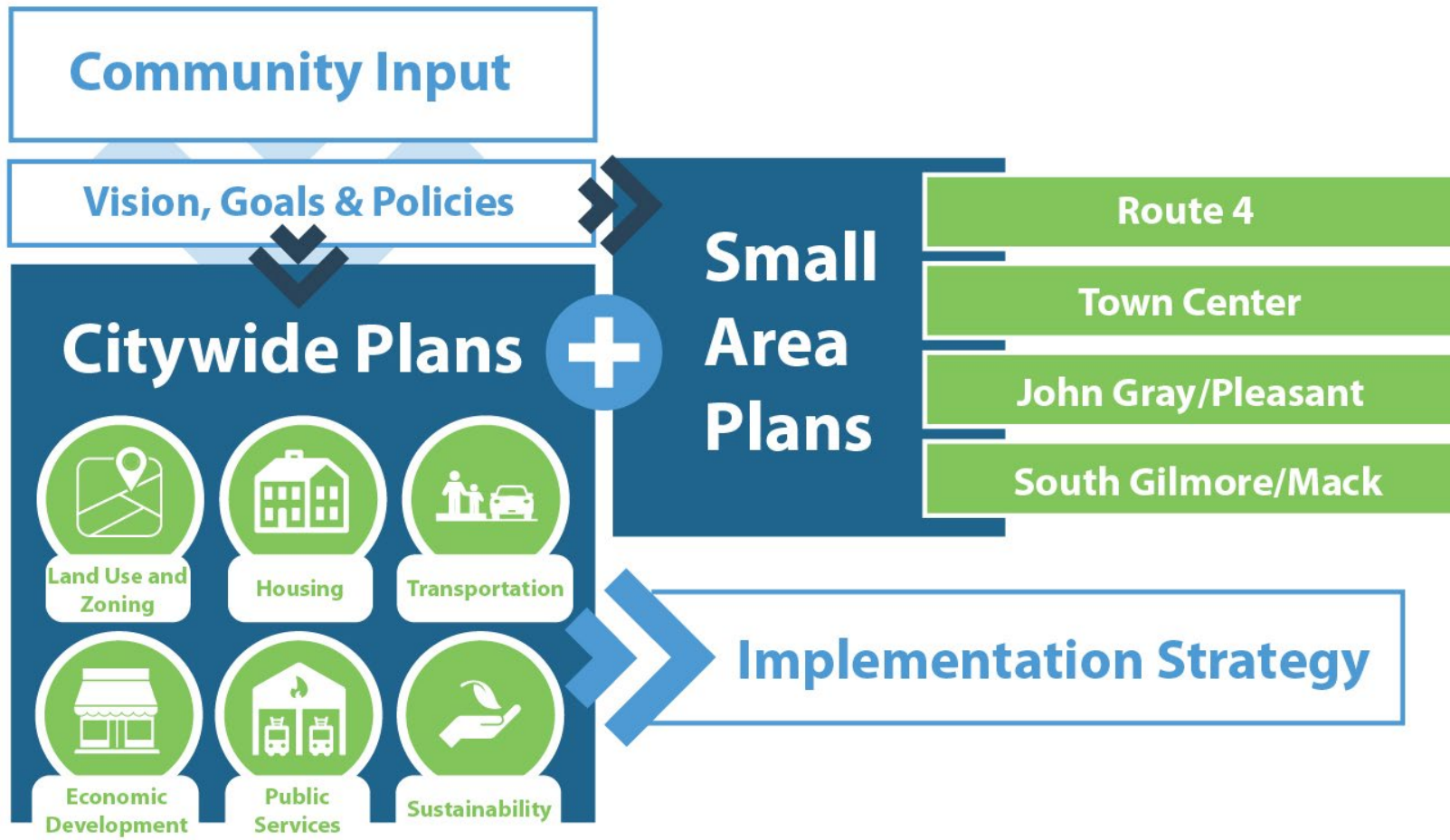
# Update Process: What have we done so far?





# Existing Comprehensive Plan

# Fairfield Forward – 2019 Plan Elements



# Goals, Policies and Implementation Strategies

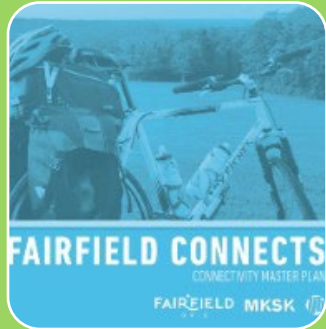


- **49 Goals**
  - ✓ 40 completed and ongoing
- **106 Policies**
  - ✓ 95 completed and ongoing
- **53 Implementation Strategies**
  - ✓ 47 completed and ongoing

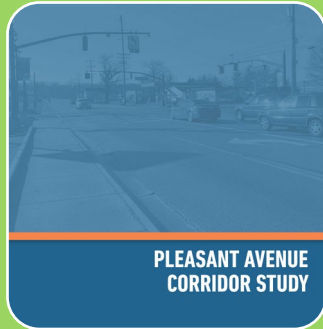
## Examples:

- ✓ Conduct a comprehensive overhaul of the zoning code to implement plan recommendations
- ✓ Consider acquiring underperforming or blighted properties and landbank them for future development
- ✓ Require that development and redevelopment meet high standards of design
- ✓ Require infill housing to be compatible with surrounding housing & general characteristics of the neighborhood

# Completed Studies and Plans



Fairfield Connects



Pleasant Avenue Corridor Study



Planning and Zoning Code Update



Fairfield Sustains



Town Center Placemaking Strategy

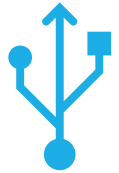


Marsh Park Master Plan



# Comprehensive Plan Update

# National Context



**Technology / A.I.**



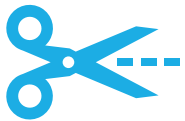
**E-Commerce &  
Delivery Services**



**Work from Home**



**Housing Affordability  
& Availability**



**Value Retail**



**Experiential Retail**



**Walkability &  
Connectivity**



**“Placemaking”  
in the Suburbs**

# Fairfield Development 2020-2025



## Industrial Growth

- ~\$ 1 billion investment
- Corporate Projects
  - ✓ 10 expansions / 3 new firms
  - ✓ > 3,375 jobs retained / > 900 new jobs
- Speculative Construction
  - ✓ 3.75 M square feet
  - ✓ Fully-leased
  - ✓ > 1,500-2,000 new jobs



**Take-Away: Strong market; healthy tax base; largely built-out**

# Fairfield Development 2020-2025



## Commercial Growth

- Market-Driven

- ✓ New quick-service restaurants, coffee shops, and fueling stations
- ✓ Drive-throughs / auto-oriented

- Redevelopment

- ✓ Acquisition and demolition of older commercial properties by the CIC
- ✓ Continued investment by existing businesses



Take-Away: Market demand exists; public intervention can help fill gaps

# Fairfield Development 2020-2025



## Residential Growth

- Housing Construction

- ✓ 55 new homes
- ✓ Final phase of Emerald Lake
- ✓ No active subdivisions

- Development Interest

- ✓ Approvals for multiple projects:
  - Whispering Hill
  - John Gray & Pleasant
  - Patterson Place/Minnicks



**Take-Away: Sites have challenges; demand for new options**

# Major Themes Within Plan Update

## Continue and Enhance:

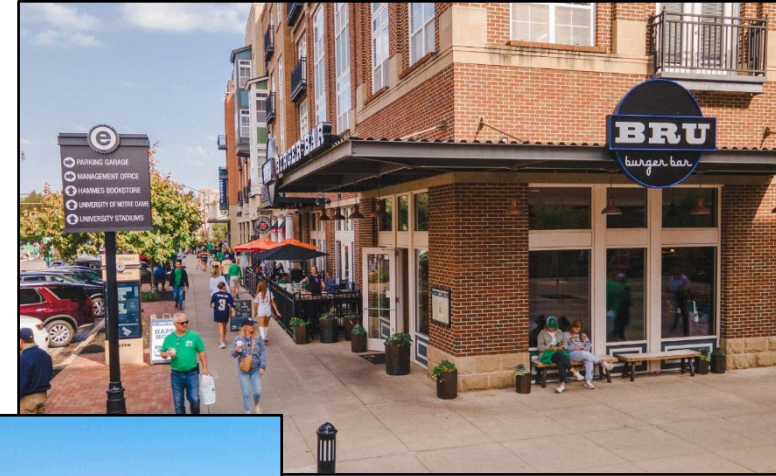
- ✓ Focus on Infill Development and Redevelopment
  - Business retention & expansion
  - Continue blight removal and land banking
- ✓ Improve Connectivity
  - Continue Fairfield Connects implementation
- ✓ High Design Standards
  - Implement zoning code standards for building design, landscaping, signage
  - Commercial Revitalization Grant program
- ✓ High Quality Public Services
- ✓ Protect & Preserve Existing Neighborhoods
  - Vigorous enforcement of property maintenance codes



# Major Themes Within Plan Update

## New Concept: Mixed Use Nodes

- ✓ Located in select, walkable locations
- ✓ Built-in customer base for retail and restaurants
- ✓ Activity and vibrancy outside of peak hours
- ✓ Attracts professionals with discretionary income
- ✓ Mix of uses increases financial feasibility of projects



# Apartments, \$2 million in new features coming to West Chester's square

Township official: 'The Square was always intended to feel like a room — a place for people to gather.'



## West Chester

### \$75M plan, 5 new buildings unveiled in suburban revitalization project

by Brian Planalp, Cincinnati Business Courier | Thu, November 20, 2025 at 8:57 PM



## Sharonville

Commercial Real Estate

# 'A huge upgrade:' City Council approves concept plan for 250-unit apartment project on hotel site



## Blue Ash

# District at Deerfield's luxury apartments open as part of new \$150M mixed-use destination

📧 f in X 🖨️ 📄 🔒 Unlock URL 📄 Order Reprints 📄 Gift this Article



## Deerfield

# New Hamilton apartments Rossville Flats are nearly move-in ready

First tenants will be living there next month.



## Hamilton

NEWS

# West Chester expands housing options with new apartment project approval

Sue Kiesewetter Special to The Cincinnati Enquirer USA TODAY NETWORK  
June 28, 2023, 8:01 a.m. ET

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## West Chester

# Major Themes Within Plan Update

## New Concept: Expanded Housing Options

- ✓ Recognize housing as economic development  
*“Housing is where jobs sleep at night”*
- ✓ Driver for resident attraction and retention
- ✓ Most undeveloped residential sites have development challenges
- ✓ Consider public sector assistance to facilitate desired housing types, densities, and quality



# Major Themes Within Plan Update

## Expanded Concept: Quality of Life Amenities

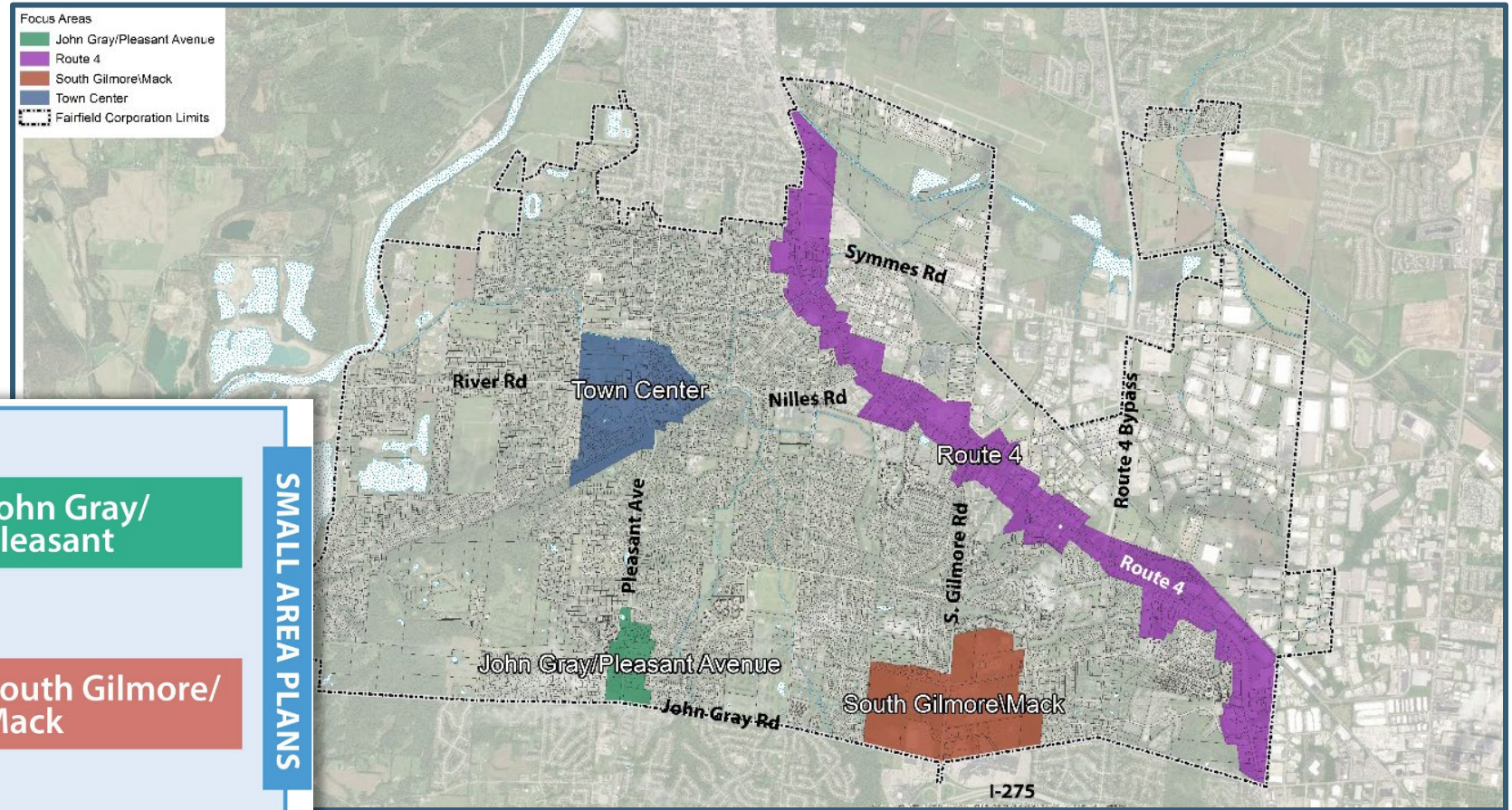
- ✓ Enhance parks, public spaces, and trail network
- ✓ Increase events and programming
- ✓ Attract new restaurants and experiential retail options
- ✓ Use placemaking to create unique destinations and strengthen the Fairfield brand



# Small Areas



Targeted plans addressing specific localized areas



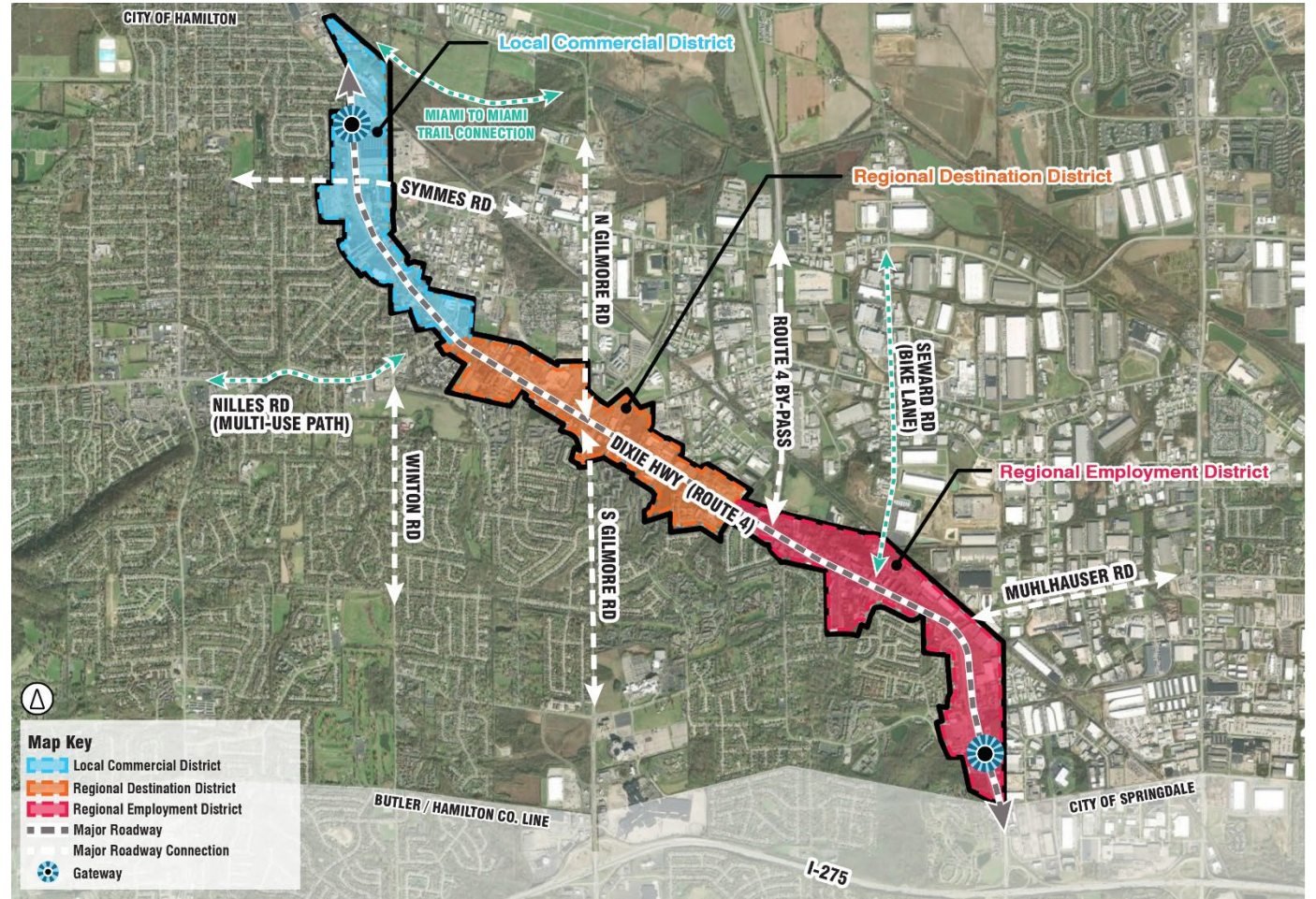
**SMALL AREA PLANS**

- Route 4 Corridor
- John Gray/Pleasant
- Town Center
- South Gilmore/Mack

# Route 4 Corridor

## Proposed Vision Statement

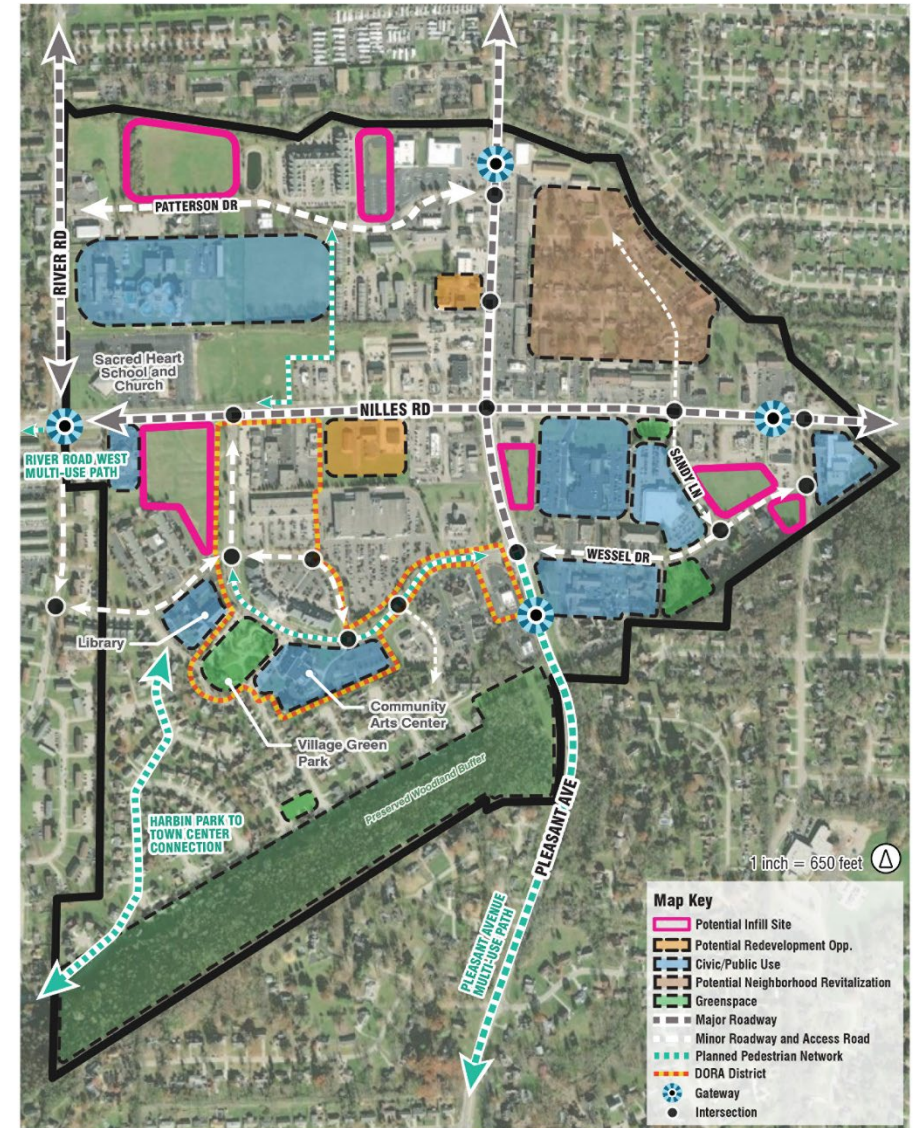
Fairfield Forward envisions that this area will remain **Fairfield's primary commercial corridor** with enhanced building design, landscaping, safer walking conditions, and redevelopment that brings new energy to older sites.



# Town Center

## Proposed Vision Statement

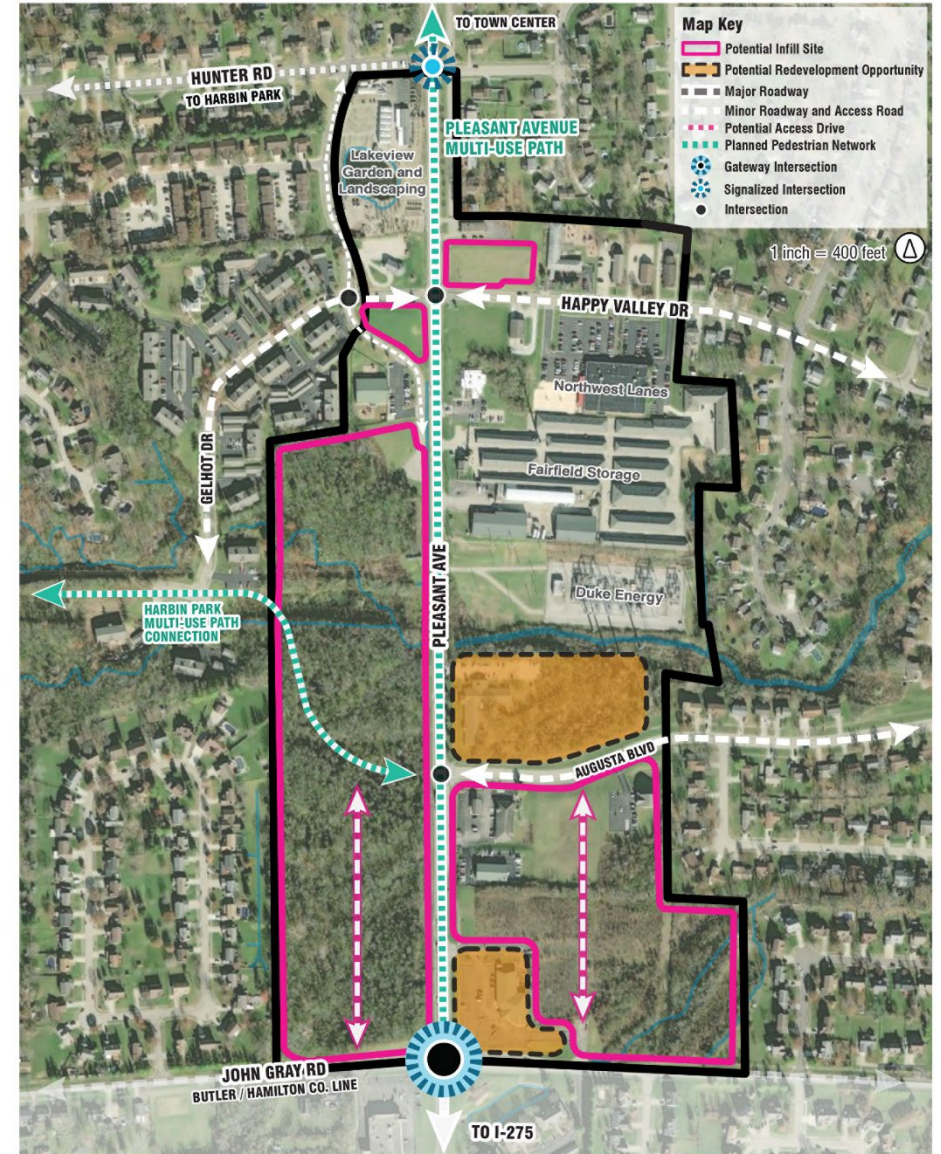
Fairfield Forward envisions that this area will grow into a **vibrant, compact district** with additional places to gather, dine, shop, work and live, all within a walkable environment shaped by high-quality design.



# John Gray/Pleasant

## Proposed Vision Statement

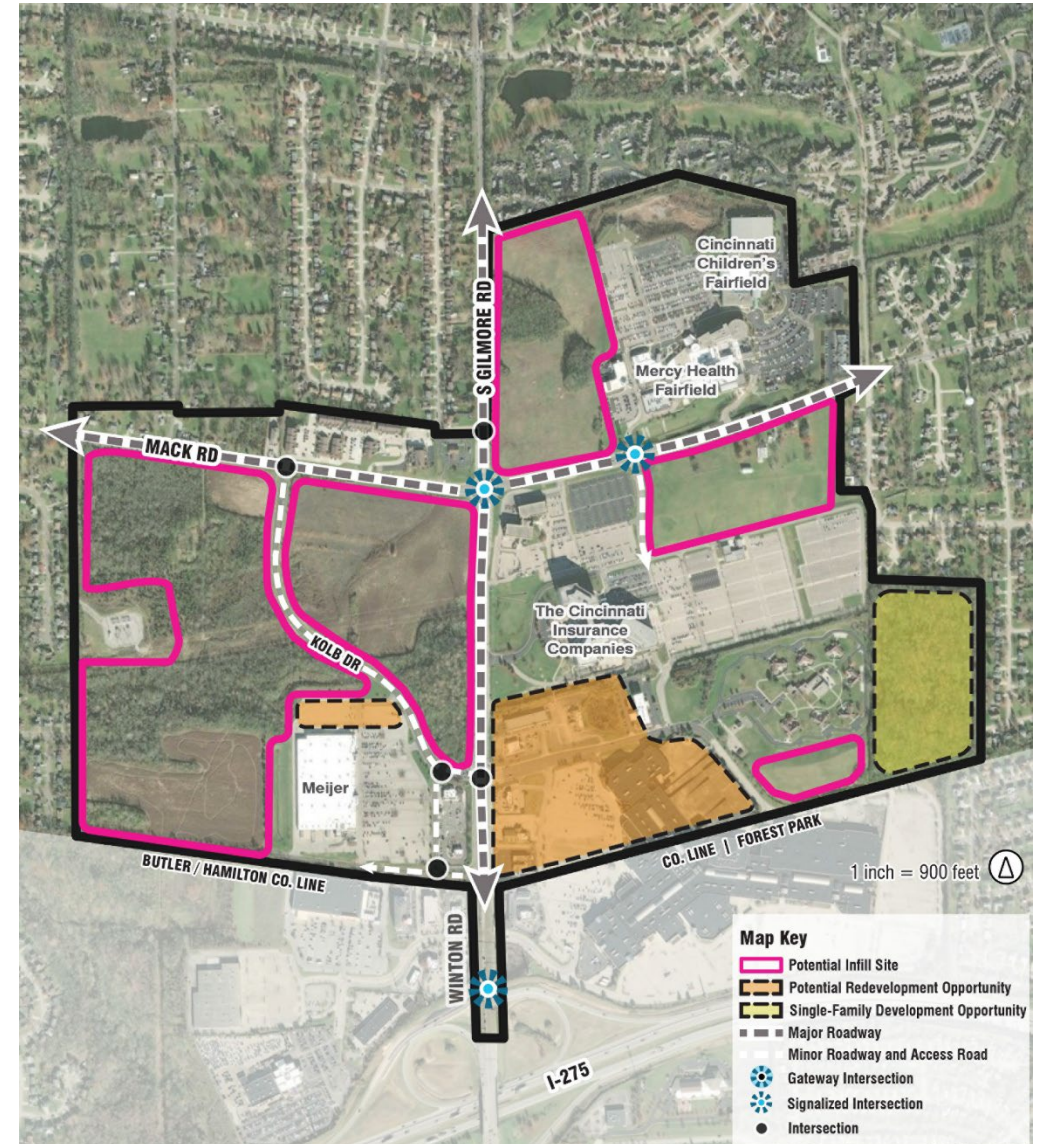
Fairfield Forward envisions that this area will grow into a **welcoming, attractive gateway** featuring neighborhood-friendly retail and service uses, attractive landscaping and building architecture, and new housing options that complement the surrounding residential neighborhoods.



# South Gilmore/Mack

## Proposed Vision Statement

Fairfield Forward envisions that this area will continue to be a **high-quality employment district** with professional offices, medical uses, supporting retail, and mixed-use opportunities, all connected by improved mobility, coordinated development, and strong design standards.



# Virtual Open House



- Online information and engagement
  - ✓ <https://engage.kzf.com/fairfield-forward>

**Virtual Open House Now Live!**  
Fairfield is updating its Comprehensive Plan and we want your input!

We've drafted recommendations for housing, economic development, land use, and key areas like Town Center and Route 4. Now it's your turn to weigh in. Visit the Virtual Open House to:

- ✓ Review proposed updates
- ✓ Explore goals and future concepts
- ✓ Share your feedback directly online

Participate anytime May 18<sup>th</sup> through June 19<sup>th</sup>.  
Help shape Fairfield's future – your ideas matter!

Join the conversation today at [engage.kzf.com/fairfield-forward](https://engage.kzf.com/fairfield-forward)

Participate now:

A square QR code located in the bottom right corner of the banner, used for quick access to the virtual open house.



# Comments or Questions?



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Alisha Wilson, Clerk of Council  
Department: Public Works

**Subject:**

Emerald Lakes Section 4 (High Point Court) Public Acceptance of Public Improvements

**Legislation Title:**

Ordinance accepting public improvements and releasing the maintenance and performance bonds for Emerald Lake Section 4 (High Point Court).

- Legislation - Third Reading
- Motion - Adoption

**Recommendation:**

It is recommended that City Council authorize and direct preparation of legislation accepting these public improvements.

**Discussion:**

This project to create a public street located on the west side of the Emerald Lakes Subdivision (west of Pleasant Avenue) was developed by K&M Communities, LLC as Emerald Lakes Section 4. This is a thirty (30) lot subdivision with no lots remaining for development. This project involved the construction of approximately 1300 feet of new road ending in a cul-de-sac at either end and intersecting Edmorr Way. Included in this work was asphalt pavement with an aggregate base, curb and gutter, storm sewer, sanitary sewer, waterline, and sidewalk. This project was inspected by the Public Works Department and the Public Utilities Department to make sure that any previously noted deficiencies have been addressed. The developer has completed all items including sidewalk and street trees. The City will now accept public ownership and maintenance of these assets.

All maintenance and performance bonds will be released upon Council acceptance.

The dedication plat for this street was approved and accepted by Planning Commission in 2020.

**Financial Impact:**

None

**Emergency Provision:**

*No*

**Rule Suspension Requested:**

No

**ATTACHMENTS:**

1. Emerald Lake Section 4
2. Section 4 Exhibit
3. Emerald Lakes Section 4-ord

9586-464

DEDICATION STATEMENT: THE UNDERSIGNED, BEING THE OWNER OF PART OF LOT #525 (9.952 ACRES) AND PART OF LOT #335 (2.686 ACRES) AS KNOWN AND DESIGNATED ON THE REVISED LIST OF LOTS IN THE BUTLER COUNTY RECORDER'S OFFICE AND SITUATED BETWEEN THE MIAMIS, SECTIONS 2 AND 3, TOWN 1, RANGE 2, IN THE CITY OF FAIRFIELD, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS EMERALD LAKE, SECTION FOUR AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE ACQUIRED BY: OFFICIAL RECORD 9517, PAGE 1860

OWNER: K&M COMMUNITIES, LLC

SIGNATURE: [Signature] PRINTED NAME & TITLE: Kevin R. Keyes, Managing Member

THIS IS AN ACKNOWLEDGMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: Ohio

COUNTY OF: Butler

BE REMEMBERED THAT ON THIS 15 DAY OF December, 2020, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME K&M COMMUNITIES, LLC, AS REPRESENTED BY Kevin Keyes, ITS Managing Member, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: [Signature] Jeff Hayes, Notary Public, State of Ohio, Comm. Expires March 13, 2021

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS; AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION, AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

THE CITY OF FAIRFIELD DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE FEET (5') OF THE CENTERLINE OF ANY SANITARY SEWER MAIN OR WATER MAIN.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

ALL SANITARY SEWERS SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE SAME CHARGES AND SAME RATES AS REQUIRED FOR THE CITYWIDE SYSTEM.

TYPICAL FIVE FOOT (5') DRAINAGE EASEMENT TO BE PROVIDED ON BOTH SIDES OF EVERY LOT LINE, INSIDE THE PLATTED AREA, NOT PRESENTLY LABELED WITH AN EASEMENT.

ALL PUBLIC IMPROVEMENTS INCLUDED AS PART OF THIS SUBDIVISION SHALL BE CONSTRUCTED AND DESIGNED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE DESIGN, CONSTRUCTION AND MATERIAL SPECIFICATION HANDBOOK FOR FAIRFIELD, OHIO AND ALL OTHER APPLICABLE ORDINANCES BY THE CITY OF FAIRFIELD.

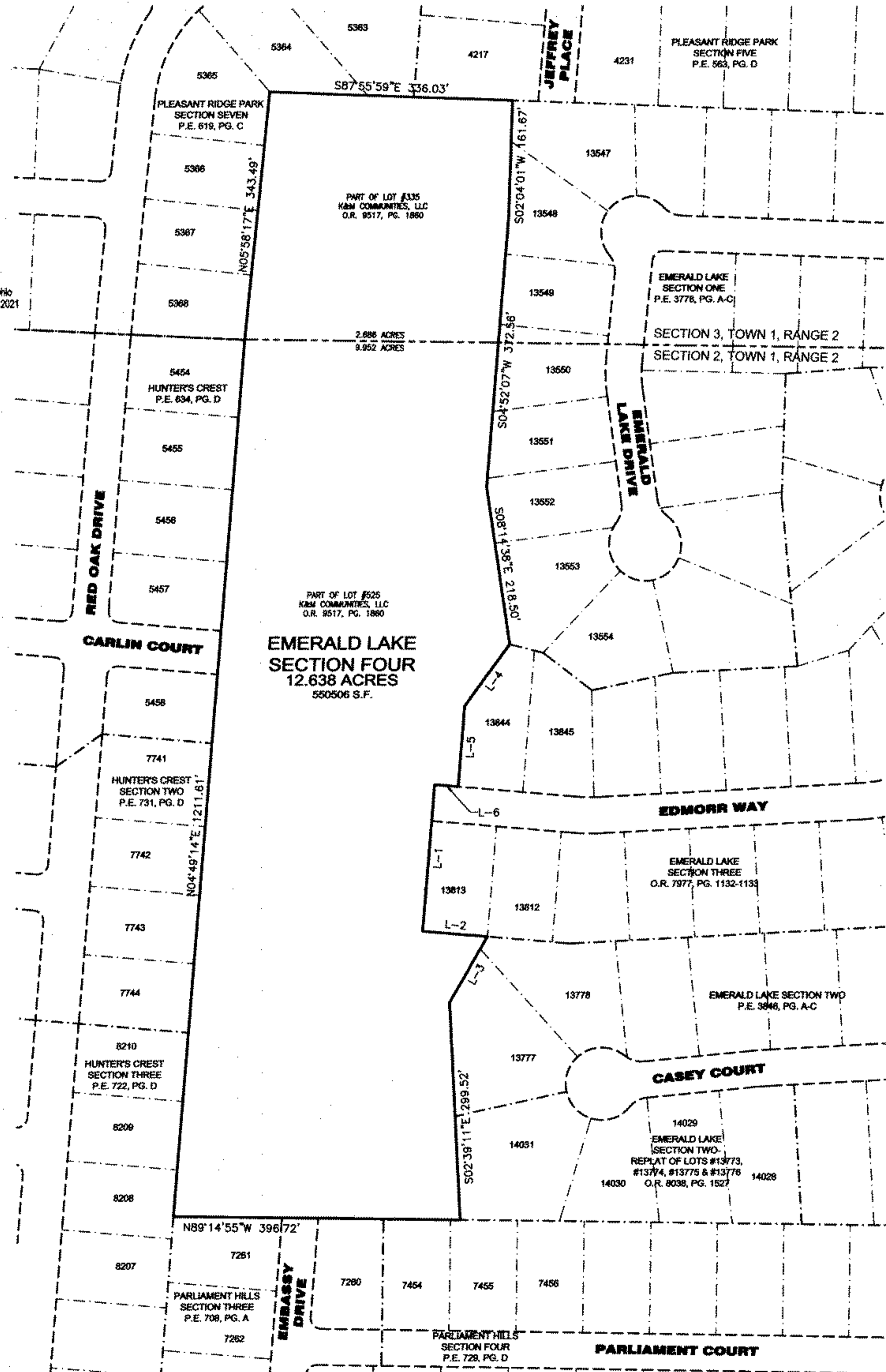
THE STREETS AS SHOWN IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE CITY OF FAIRFIELD AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR ONE YEAR FROM THE DATE THE CONSTRUCTED SHEETS ARE APPROVED BY THE CITY COUNCIL.

THE LOTS ARE NUMBERED 14155 TO 14184 INCLUSIVE AND SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIVE PROVISIONS AS SET FORTH IN OFFICIAL RECORD PAGE OF THE BUTLER COUNTY, OHIO RECORDS.

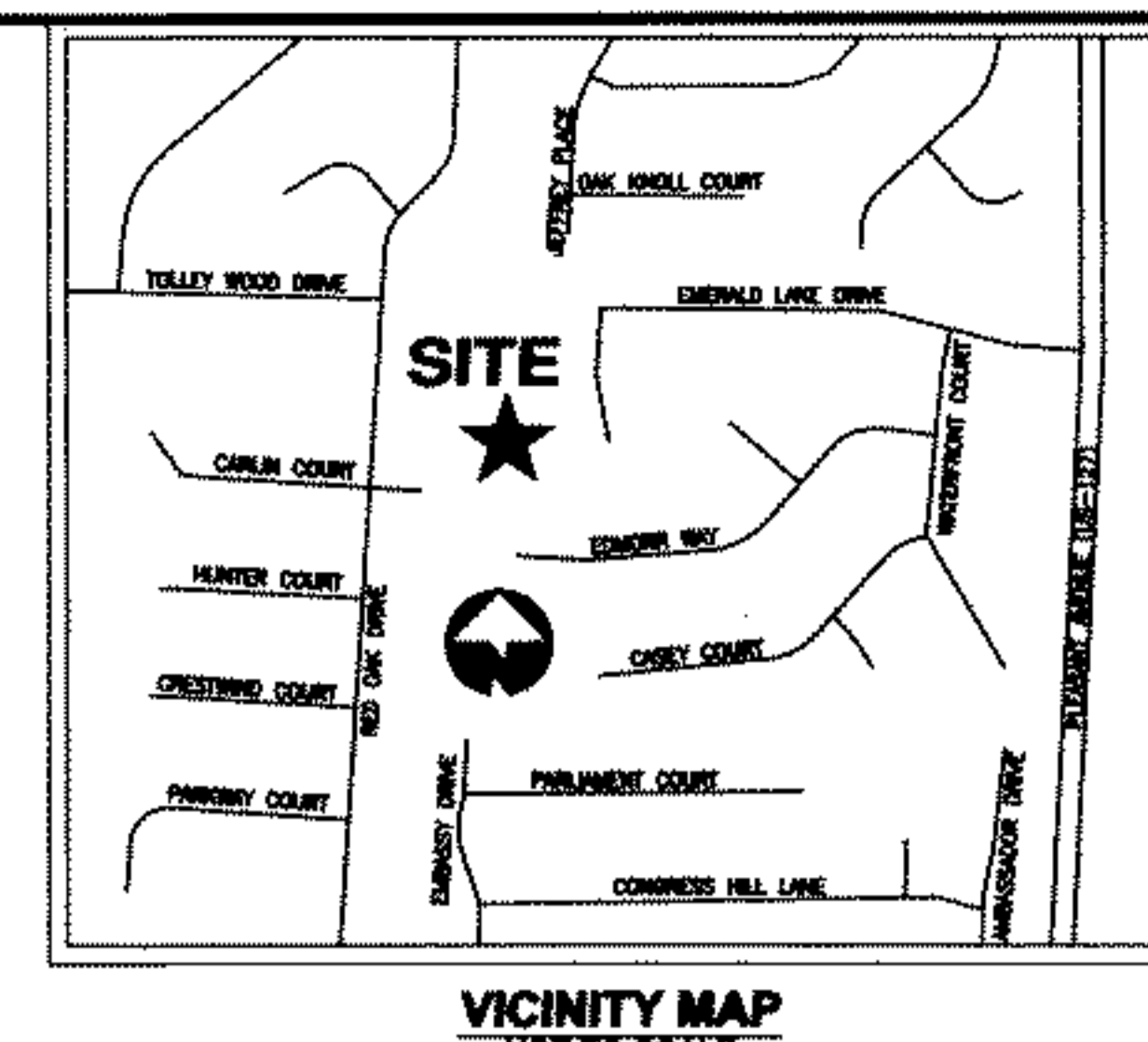
ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

PEDESTRIAN WALKWAY EASEMENT:

THE PEDESTRIAN WALKWAY EASEMENT IS PROVIDED FOR THE BENEFIT OF ACCESS AND EGRESS FOR THE GENERAL PUBLIC IN PERPETUITY. THE CITY OF FAIRFIELD DOES NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, OR REPAIR OF THE PEDESTRIAN WALKWAY.



EMERALD LAKE SECTION FOUR BEING A REPLAT OF PART OF LOT #525 & PART OF LOT #335 BETWEEN THE MIAMIS SECTIONS 2 & 3, TOWN 1, RANGE 2 CITY OF FAIRFIELD, BUTLER COUNTY, OHIO



LINE TABLE with columns: Line, Direction, Distance. Rows L-1 through L-6.

SHEET INDEX: 1: TITLE, 2: PLAT & TABLES

OWNER: K&M COMMUNITIES, LLC. SURVEYOR: BAYER BECKER

DUKE GRANT OF UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNATED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES").

MINIMUM OPENING ELEVATIONS

ON ANY LOTS WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE SHALL BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S).

PLAT ALTERATIONS & TRANSFERS:

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

NOTES

- 1. BASIS OF BEARING: SURVEY VOLUME 57, PAGE 122
2. PRIOR DEED REFERENCE: OFFICIAL RECORD 9517, PAGE 1860
3. ALL SET IRON PINS ARE 5/8" DIAMETER X 30" LONG REBAR, CAPPED "BAYER BECKER."
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
6. REFERENCES: PLAT ENVELOPE 583, PAGE D; PLAT ENVELOPE 618, PAGE C-D; PLAT ENVELOPE 643, PAGE D; PLAT ENVELOPE 708, PAGE A; PLAT ENVELOPE 722, PAGE D; PLAT ENVELOPE 731, PAGE C; PLAT ENVELOPE 771, PAGE C; PLAT ENVELOPE 3778, PAGES A-C; PLAT ENVELOPE 3846, PAGES A-C; OFFICIAL RECORD 7977, PAGE 1132; OFFICIAL RECORD 8038, PAGE 1527; SURVEY VOLUME 57, PAGE 122

PARCEL NUMBER A0700-020-000-001 (PART LOT #525)

DEED REFERENCE: OFFICIAL RECORD 9517, PAGE 1860. ORIGINAL ACRES: 9.952 ACRES. REMAINING ACRES: 0.000 ACRES.

PARCEL NUMBER A0700-011-000-007 (PART LOT #335)

DEED REFERENCE: OFFICIAL RECORD 9517, PAGE 1860. ORIGINAL ACRES: 2.686 ACRES. REMAINING ACRES: 0.000 ACRES.

CITY OF FAIRFIELD PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF FAIRFIELD PLANNING COMMISSION ON THIS 12th DAY OF October, 2020.

BUTLER COUNTY AUDITOR

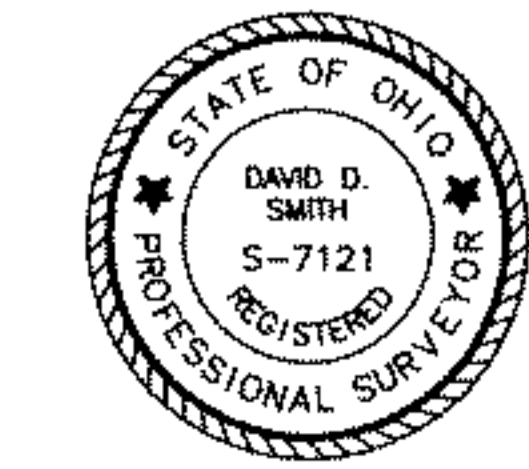
ENTERED FOR TRANSFER Jan 28, A.D. 2020. TRANSFERRED February 1, A.D. 2020. Auditor: Roger Reynolds, Deputy: K. Wilson

BUTLER COUNTY RECORDER

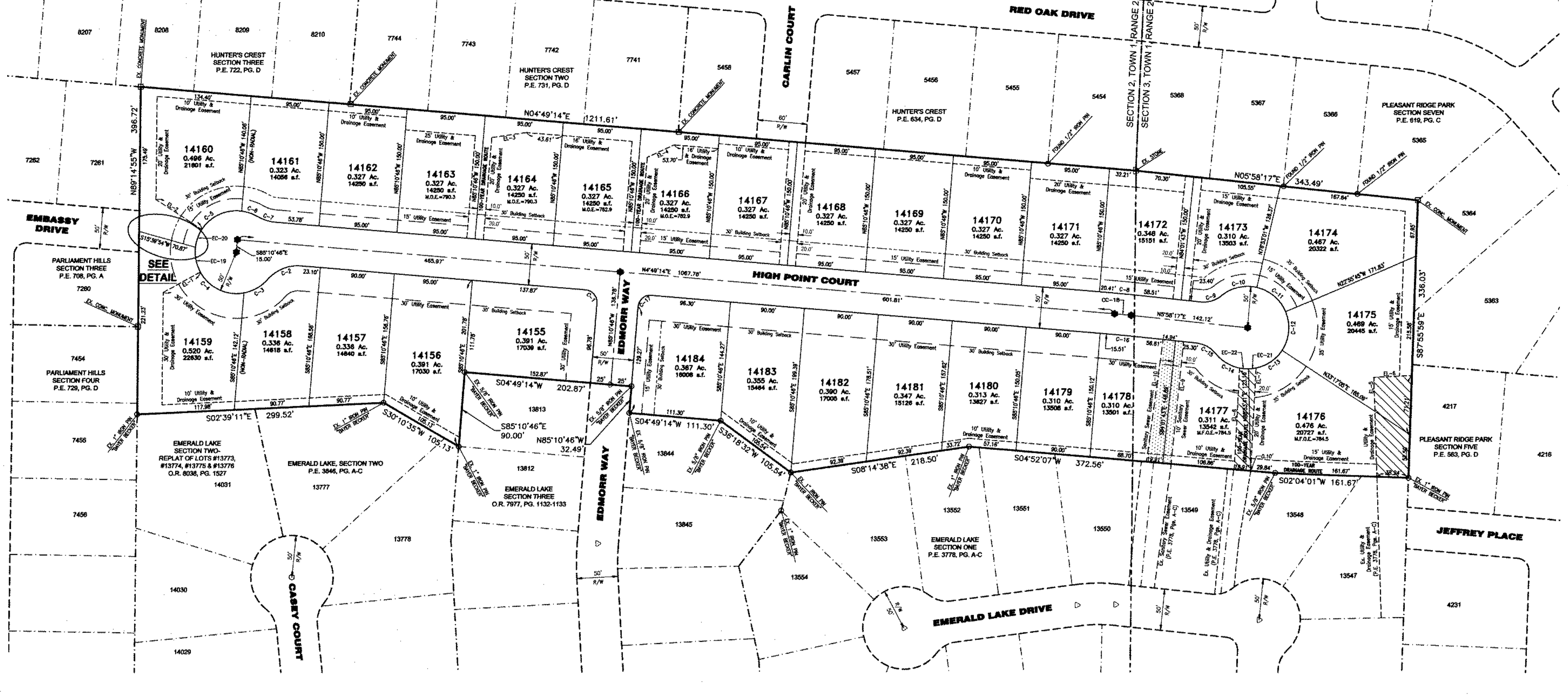
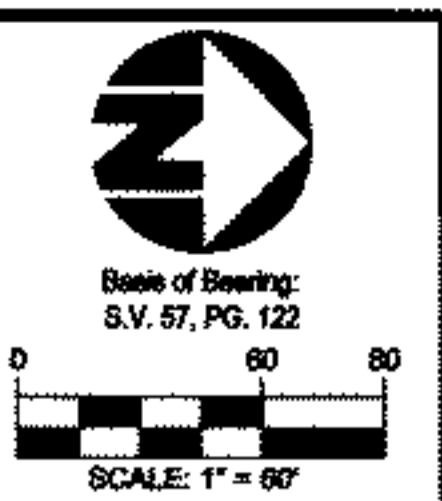
FILED FOR RECORD 2-1-2021 AT 12:40 P.M. RECORDED 2-1-2021 AT 12:40 P.M. OFFICIAL RECORD 9586 PAGES 464. Recorder: Danny N. Crank, Deputy: Sandy Babst. Fee: \$172.80

SURVEYOR'S CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "EMERALD LAKE, SECTION FOUR". ALL MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT; AND THAT THE SUBDIVISION ORDINANCE NO. 141-83 OF THE CITY OF FAIRFIELD, BUTLER COUNTY, OHIO HAS BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.



Right margin containing scale, north arrow, sheet index, owner/surveyor info, city planning commission approval, auditor/recorder info, and surveyor's certificate.



**CURVE TABLE**

Curve	Delta	Radius	Length	Chord
C-1	90°00'00"	15.00'	23.56'	N49°49'14"E 21.21'
C-2	53°07'48"	50.00'	46.38'	N21°44'40"W 44.72'
C-3	37°56'38"	50.00'	33.11'	N29°20'15"W 32.51'
C-4	107°02'44"	50.00'	93.41'	N43°08'25"E 80.41'
C-5	90°51'42"	50.00'	79.29'	S37°53'21"E 71.24'
C-6	23°07'15"	50.00'	20.18'	S19°06'08"W 20.04'
C-7	25°50'31"	50.00'	22.55'	S17°44'30"W 22.36'
C-8	1°08'03"	1025.00'	20.58'	S05°23'46"W 20.59'
C-9	45°05'57"	35.00'	27.55'	S16°34'41"E 28.84'
C-10	52°14'38"	50.00'	45.59'	S13°00'20"E 44.03'
C-11	53°57'16"	50.00'	47.08'	S40°05'37"W 45.36'
C-12	56°12'50"	50.00'	48.06'	N84°48'20"W 47.11'
C-13	55°38'36"	50.00'	48.53'	N28°54'37"W 48.65'
C-14	52°10'33"	50.00'	45.53'	N24°58'58"E 45.97'
C-15	45°05'57"	35.00'	27.55'	N28°31'16"E 26.84'
C-16	1°08'03"	975.00'	19.58'	N05°23'46"E 19.58'
C-17	90°00'00"	15.00'	23.56'	N49°10'46"W 21.21'

**CENTERLINE CURVE TABLE**

Curve	Delta	Radius	Length	Chord
CC-18	1°08'03"	1000.00'	20.09'	S05°23'46"W 20.09'

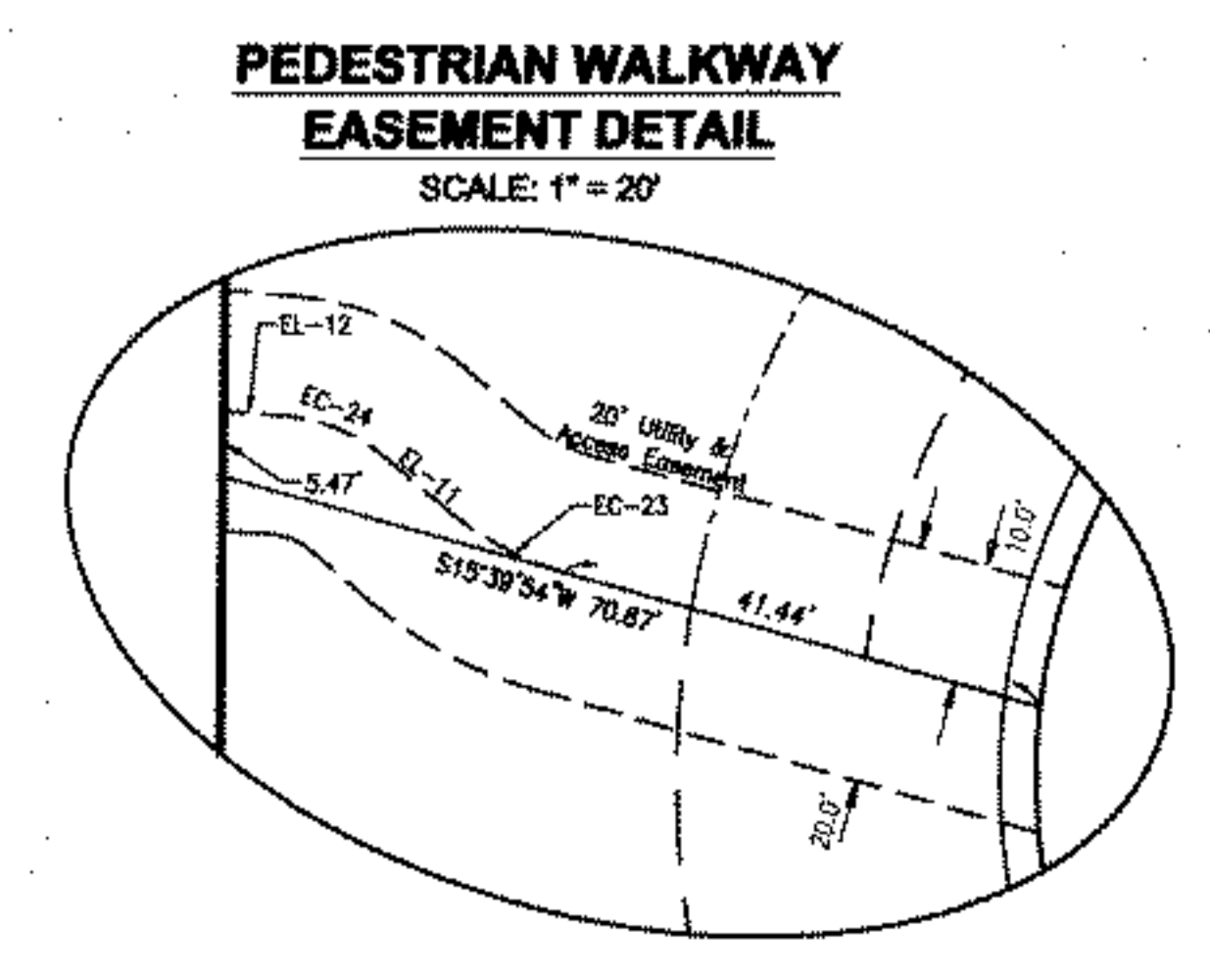
**EASEMENT CURVE TABLE**

Curve	Delta	Radius	Length	Chord
EC-19	35°23'32"	50.00'	30.89'	N78°59'01"E 30.40'
EC-20	26°24'23"	50.00'	23.04'	S70°07'01"E 22.84'
EC-21	10°36'45"	50.00'	9.25'	N06°24'41"W 9.25'
EC-22	12°29'57"	50.00'	10.91'	N05°08'40"E 10.89'
EC-23	24°40'14"	25.00'	10.76'	S28°00'01"W 10.68'
EC-24	35°49'58"	15.00'	9.38'	S22°25'09"W 9.23'

**EASEMENT LINE TABLE**

Line	Direction	Distance
EL-1	N28°42'45"W	51.32'
EL-2	N33°05'10"E	66.24'
EL-3	S08°12'04"E	42.48'
EL-4	S24°57'27"E	36.06'
EL-5	N88°20'35"E	120.16'
EL-6	N02°39'16"W	46.20'
EL-7	N86°54'16"W	124.36'
EL-8	N86°54'16"W	122.60'
EL-9	S84°01'43"E	148.70'
EL-10	S82°07'19"E	149.36'
EL-11	S40°20'08"W	6.94'
EL-12	S04°30'10"W	5.03'

- LEGEND**
- Found 5/8" Iron Pin (unless otherwise noted)
  - △ Found Spike
  - Found MAG Nail
  - ▣ Found Concrete Monument
  - ▢ Found Stone
  - Set MAG Spike
  - M.O.E. = MINIMUM OPENING ELEVATION
  - M.F.O.E. = MINIMUM FRONT OPENING ELEVATION
  - R/W = Right of Way
  - ▨ Utility & Drainage Easement (P.E. 3778, Pgs. A-C)
  - ▩ Secondary Sewer Easement



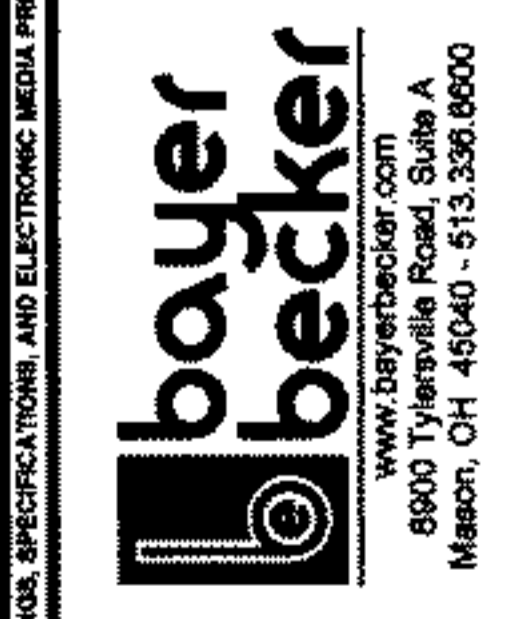
**ACREAGE BREAKDOWN**

TOTAL LOTS: 10.836 ACRES  
 TOTAL RIGHT OF WAY: 1.802 ACRES  
 TOTAL EMERALD LAKE, SECTION FOUR: 12.638 ACRES

**CENTERLINE LENGTHS**

EDMORR WAY: 136.78 L.F.  
 HIGH POINT COURT: 1229.99 L.F.

**EMERALD LAKE SECTION FOUR**  
 BEING A REPLAT OF PART OF LOT #828 & PART OF LOT #838  
 SECTIONS 2 & 3, TOWN 1, RANGE 2  
 BETWEEN THE MIAMS  
 CITY OF FAIRFIELD, BUTLER COUNTY, OHIO



Drawing: 20-0099 RP  
 Drawn by: PAH  
 Checked by: BRJ  
 Issue Date: 10-09-2020

Item	Revision Description	Date	Drawn	Checked
1	CITY OF FAIRFIELD COMMENTS	10-09-20	PAH	BRJ



DOW CT

JEFFREY P

OAK KNOLL CT

DAVID PL  
JEFFERSON CT

TOLLEY WOOD DR

EMERALD LAKE DR

CARLIN CT

RED OAK DR

HIGH POINT CT

COLTAN CT

WATERFRONT CT

US-127

EDMORR WAY

HUNTER CT

CASEY CT  
EDNA CT

CREST WIND CT

PARLIAMENT CT

PARK WAY CT

EMER

SSADOR DR

ORDINANCE NO. \_\_\_\_\_

ORDINANCE ACCEPTING PUBLIC IMPROVEMENTS AND  
RELEASING THE MAINTENANCE AND PERFORMANCE BONDS  
FOR EMERALD LAKES SECTION 4 (HIGH POINT COURT).

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The Council of the City of Fairfield, Ohio does by this ordinance accept the public improvements for Emerald Lakes Section 4 (High Point Court).

Section 2. The maintenance and performance bonds for Emerald Lakes Subdivision are hereby released and the City Manager is hereby authorized to take the necessary steps to cancel the same.

Section 3. This ordinance shall take effect at the earliest period allowed by law.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor's Approval

Posted \_\_\_\_\_

First Reading \_\_\_\_\_ Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council





**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Chris Addison, Interim Parks & Recreation Director  
Department: Parks & Recreation

**Subject:**

Environmental Commission membership adjustment

**Legislation Title:**

Ordinance to amend Section 170.01 of Chapter 170, Environmental Commission of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio relative to Environmental Commission membership.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**Recommendation:**

It is recommended that City Council adopt an ordinance to amend Chapter 170, Section 170.01 to eliminate the requirement for a minimum number of members of the City of Fairfield Environmental Commission (currently set at nine members). Suspension of the rules is requested to allow amendment to be in effect for upcoming Environmental Commission meeting, scheduled for July 1st, 2026.

**Discussion:**

Current maximum membership of the Environmental Commission will remain at twelve members.

**Financial Impact:**

Zero

**Emergency Provision:**

*No*

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. amend section 170.01-ord
2. exhibit a-amended section 170.01

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AMEND SECTION 170.01 OF CHAPTER 170,  
ENVIRONMENTAL COMMISSION OF ORDINANCE NO. 166-84,  
THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO RELATIVE TO  
ENVIRONMENTAL COMMISSION MEMBERSHIP.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Chapter 170, Section 170.01 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, is hereby amended to read as follows:  
**See attached Exhibit "A" which is incorporated herein by reference.**

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor's Approval

Posted \_\_\_\_\_

First Reading \_\_\_\_\_

Rules \_\_\_\_\_  
Suspended

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

## Exhibit "A"

### **170.01 MEMBERSHIP AND TERMS.**

(a) The City of Fairfield Environmental Commission shall consist of **UP TO** ~~[at least nine members and no more than]~~ twelve members appointed for three year terms by Council with each term to commence on April 1 of the first year of the term. The members shall be appointed by City Council as follows:

- (1) **UP TO** ~~[Between eight and]~~ eleven members to be selected and appointed by the Council.
- (2) One member nominated by the Fairfield Chamber of Commerce and appointed by Council.

(b) In accordance with Section 11.02 of the Fairfield City Charter, all members of the City of Fairfield Environmental Commission shall be qualified electors of the City of Fairfield. The City Manager shall designate one City staff person to attend meetings of the Environmental Commission. The staff person shall not be a voting member of the Environmental Commission. (Ord. 24-24. Passed 3-11-24.)



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Nathaniel Kaelin, Economic Development Manager  
Department: Development Services

**Subject:**

**Community Improvement Corporation Designation and Grant**

**Legislation Title:**

Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing a grant of \$375,000 to be made to the Community Improvement Corporation of Fairfield for public purposes, and declaring an emergency.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**Recommendation:**

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

**Discussion:**

The Community Improvement Corporation of Fairfield ("Fairfield CIC") was established in 1967 and reorganized in 2022 to facilitate real estate-related projects within the City. The Fairfield CIC assists the City by prioritizing and executing projects within the Route 4 corridor, the Town Center, and other targeted areas for development.

The Fairfield CIC has requested a grant from the City to allow the organization to complete project implementation. Approval of this ordinance would affirm that the Fairfield CIC can act as a development agency on behalf of the City and provides a grant of \$375,000 from the Transformative Economic Development (TED) Fund and Downtown Development Fund.

**Financial Impact:**

\$373,234.20 from the Transformative Economic Development (TED) Fund and \$1,765.80 from the Downtown Development Fund for the purpose of Strategic Property Redevelopment.

**Emergency Provision:**

*Yes - Emergency approval is recommended to ensure redevelopment efforts can proceed on a timely basis.*

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. community improvement corporation-ord

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AFFIRMING THE DESIGNATION OF THE COMMUNITY IMPROVEMENT CORPORATION OF FAIRFIELD AS THE CITY'S AGENCY FOR DEVELOPMENT IN THE CITY AND AUTHORIZING A GRANT OF \$375,000 TO BE MADE TO THE COMMUNITY IMPROVEMENT CORPORATION OF FAIRFIELD FOR PUBLIC PURPOSES AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. This Council affirms the designation of the Community Improvement Corporation of Fairfield as the City's agency for the industrial, economic, civic, commercial, distribution and research development in the City.

Section 2. It is necessary and in the best interest of the City to authorize a grant of \$375,000 to be made to the Community Improvement Corporation of Fairfield to facilitate development within the City.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the City ensure that redevelopment efforts can proceed on a timely basis; wherefore, this ordinance shall take effect immediately upon its passage.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor's Approval

Posted \_\_\_\_\_

First Reading \_\_\_\_\_

Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Emergency \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\community improvement corporation-ord



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Chad Cooper, Interim Fire Chief  
Department: Fire

**Subject:**

AFG Grant

**Legislation Title:**

Ordinance to authorize the City Manager to execute the Assistance to Firefighters Grant Application and Agreement for personal protective equipment (PPE) for all firefighters and declaring an emergency.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**Recommendation:**

It is recommended that City Council authorize the preparation of legislation, with rules suspension and emergency provision, authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement for a grant to fund a portion of firefighting personal protective equipment.

**Discussion:**

It is recommended that the City Council authorize the City Manager to execute an Assistance to Firefighters (AFG) grant application for financial assistance through FEMA. This project is estimated at approximately \$300,000 in 2026 dollars based on a proposal from Fire and Fleet 911 (May 2026). This proposal seeks AFG funding to purchase 71 additional sets of firefighting turnout gear to address the increasing cancer risk among firefighters. The department's emergency responses have steadily risen, exposing personnel to carcinogens, which are known to contribute to the high incidence of cancer in firefighters. This highlights the need for a second set of personal protective equipment (PPE) to reduce these exposures, comply with NFPA 1851 guidelines, and ensure operational readiness. It emphasizes the significant long-term health benefits of this investment, which will improve firefighter safety, comply with national standards, and enhance the department's ability to deliver effective services while reducing the financial and emotional costs associated with occupational cancer. The proposal aligns with the department's mission to prioritize firefighter health and safety and supports broader efforts to mitigate cancer risks in the fire service. If approved, FEMA would fund 90% of the project cost; the City would be responsible for the remaining 10%.

**Financial Impact:**

No immediate funding impact.

**Emergency Provision:**

*Yes, the final applications are due to FEMA by June 22, 2026; therefore, a suspension of the rules and emergency provisions is being requested.*

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. firefighters ppe-ord

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE ASSISTANCE OF FIREFIGHTERS GRANT APPLICATION AND AGREEMENT FOR PERSONAL PROTECTIVE EQUIPMENT (PPE) FOR ALL FIREFIGHTERS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to execute the Assistance of Firefighters Grant Application and agreement for personal protective equipment (PPE) for all firefighters in accordance with the grant application and agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the final applications are due to FEMA by June 22, 2026; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
	-	-
		Mayor's Approval
Posted	_____	
	-	
First Reading	_____	Rules Suspended _____
	-	-
Second Reading	_____	Emergency _____
	-	-
Third Reading	_____	
	-	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\firefighters ppe-ord



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Diana Davenport, Finance Director  
Department: Finance

**Subject:**

2027 Tax Budget

**Legislation Title:**

Resolution adopting the tax budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2027 and submitting the same to the Butler County Auditor and declaring an emergency.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**Recommendation:**

It is recommended that the City Council hold a Budget Hearing on June 8, 2026, to discuss the 2027 Tax Budget. It is recommended that City Council authorize and direct the preparation of a resolution, and pass the resolution approving the 2027 Tax Budget on June 8, 2026.

**Discussion:**

In accordance with ORC section 5705.28, each taxing authority must pass a resolution adopting a tax budget prior to July 15 and submit such tax budget to the County Auditor.

The tax budget requires the City to estimate revenues and expenditures for funds, which derive revenues from real and personal property taxes. The City of Fairfield has two funds, which derive money from property taxes: the General fund and Fire/Paramedic Levy fund. Detailed schedules for these funds have been included in the tax budget.

**Financial Impact:**

In accordance with ORC section 5705.28, each taxing authority must pass a resolution adopting a tax budget prior to July 15 and submit such tax budget to the County Auditor.

The tax budget requires the City to estimate revenues and expenditures for funds, which derive revenues from real and personal property taxes. The City of Fairfield has two funds, which derive money from property taxes: the General fund and Fire/Paramedic Levy fund. Detailed schedules for these funds have been included in the tax budget.

- General Fund

- The General funds collects 1.29 mills (1 mill-original inside, .29 Mill-1995 Township) on real and personal property. It is estimated that approximately \$1.87 million will be collected in property taxes in 2027 for the General fund. Income tax collections in the General fund will be approximately \$34,731,600 of a total income tax collection of \$43,414,500 estimated for 2027; this is approximately a 3.0% increase from the amount estimated to be collected in 2026. Undivided Local Government Fund revenues for 2026 are calculated under the alternative formula. Based on the State of Ohio's budget, it is estimated that the City will collect approximately \$800,000.
- Total revenues of the General fund for 2027 as stated on page 3 are estimated at \$44,652,106. Total expenditures of the General fund for 2027 as stated on page 4 and 5 before transfers and refunds are estimated to be \$37,706,377. Transfers/Subsidies from the General fund for 2027 are estimated to be \$3,735,010.
- Fire/Paramedic Levy Fund
  - The Fire/Paramedic Levy has combined 9.25 mill permanent levies with no expiration date. Revenues in the Fire/Paramedic Levy are estimated to be \$13,186,000 in 2027. The operating expenses (personnel costs, other expenses and capital outlay) of the Fire/Paramedic Levy fund are estimated to be \$13,197,895.
- Other Operating Funds
  - Other operating funds included in the 2027 Tax Budget are on pages 8 and 9 and are estimated to be continuations of current budget spending levels with adjustments made for changes in other costs.
- Capital Project Spending
  - Funding for capital projects are outlined in the Statement of Permanent Improvements on pages 10 through 10c in the 2027 Tax Budget. These projects were taken from the 2026-2030 Capital Improvement Program and are projects, which are reviewed and approved by Council on an individual basis. The presentation of these projects in this tax budget are intended to forecast a level of spending for capital outlay.
- Debt Service
  - A 2027 Schedule of Outstanding Debt is presented on page 12. This budget estimates that the City will have approximately \$26.1 million outstanding in debt on January 1, 2027 and make principal payments of \$2.9 million throughout the budget year.

**Emergency Provision:**

*Yes - Failure to pass a tax budget before July 15th and submit a tax budget to the County Auditor before July 20th of each year may jeopardize the City's share of Local Government funds.*

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. TAX BUDGET 27
2. tax budget-res

City of Fairfield  
Butler County,  
Ohio 2027 Tax  
Budget



**City of Fairfield  
Butler County, Ohio**

This Budget must be adopted by the Council of Fairfield, Ohio on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

**To the County Auditor of said County:**

The following Budget year beginning January 1, 2027, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed
Diana Davenport, Finance Director

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**SCHEDULE A**

**SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION,  
AND COUNTY AUDITOR'S ESTIMATED RATES**

For Municipal Use	For Budget Commission Use			For County Auditor Use	
FUND	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved Budget Commission 10 Mill Limitation	Budget Year Amount Derived From Levies Outside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
<b>GOVERNMENT FUNDS</b>					
GENERAL FUND	1,874,600			1.29	
FIRE/EMS LEVY FUND	11,404,000				9.25
<b>PROPRIETARY FUNDS</b>					
<b>FIDUCIARY FUNDS</b>					
<b>TOTAL ALL FUNDS</b>	<b>13,278,600</b>				



FUND NAME: GENERAL FUND  
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	2024 Actual	2025 Actual	Current Year Estimated for 2026	Budget Year Estimated for 2027
REVENUES				
Local Taxes				
General Property Taxes-Real Estate	1,816,343	1,817,572	1,820,000	1,874,600
Tangible Personal Property Taxes	-	-	-	-
Municipal Income Taxes	33,685,401	35,694,993	33,720,000	34,731,600
Other Local Taxes	274,001	247,668	250,000	257,500
Total Local Taxes	35,775,745	37,760,233	35,790,000	36,863,700
Intergovernmental Revenues				
State Shared Taxes and Permits				
Local Government	827,245	897,527	825,000	800,000
Estate Tax	-	-	-	-
Cigarette Tax	1,577	1,783	1,000	1,030
Liquor Tax	94,660	56,747	25,000	25,750
Local Government Assistance Fund	-	-	-	-
Other State Shared Taxes and Permits	408,638	439,296	355,950	366,629
Total State Shared Taxes and Permits	1,332,119	1,395,354	1,206,950	1,193,409
Federal Grants or Aid	-	-	-	-
State Grants or Aid	214,446	192,191	-	-
Other Grants or Aid	-	-	-	-
Total Intergovernmental Revenues	214,446	192,191	-	-
Interest Income	1,611,006	1,396,015	550,000	566,500
Special Assessments	70,344	55,635	60,000	61,800
Building and Construction Permits	602,031	1,126,447	600,775	618,798
Charges for Services	1,191,781	1,416,319	1,356,300	1,396,989
Fines, Licenses and Permits	1,262,244	1,075,009	1,225,300	1,262,059
Miscellaneous Revenues	1,080,924	1,223,914	1,120,660	1,154,280
Other Financing Sources:				
Proceeds from Sale of Debt				
Transfers				
Advances				
Other Sources	1,276,388	1,510,833	1,489,875	1,534,571
TOTAL REVENUES	44,417,028	47,151,950	43,399,860	44,652,106

FUND NAME: GENERAL FUND  
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	2024 Actual	2025 Actual	Current Year Estimated for 2026	Budget Year Estimated for 2027
<b>EXPENDITURES</b>				
Security of Persons and Property				
Personal Services and Benefits	12,235,499	12,484,561	15,256,036	15,713,717
Travel Transportation	57,881	120,015	175,000	180,250
Contractual Services	1,801,787	1,465,127	2,252,100	2,319,663
Supplies and Materials	411,374	345,379	488,500	503,155
Capital Outlay	-	-	-	-
Total Security of Persons and Property	14,506,541	14,415,082	18,171,636	18,716,785
Public Health Services				
Personal Services and Benefits	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	19,234	19,150	20,000	20,600
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Public Health Services	19,234	19,150	20,000	20,600
Leisure Time Activities				
Personal Services and Benefits	2,285,508	2,628,713	3,008,025	3,098,266
Travel Transportation	15,380	14,290	24,900	25,647
Contractual Services	778,009	803,847	817,715	842,246
Supplies and Materials	534,913	297,037	463,575	477,482
Capital Outlay	-	-	-	-
Total Leisure Time Activities	3,613,809	3,743,887	4,314,215	4,443,641
Community Environment				
Personal Services and Benefits	1,445,228	1,394,822	1,548,358	1,594,809
Travel Transportation	19,983	15,674	29,000	29,870
Contractual Services	91,812	90,080	119,784	123,378
Supplies and Materials	15,575	12,074	23,500	24,205
Capital Outlay	-	-	-	-
Total Community Environment	1,572,598	1,512,651	1,720,642	1,772,261
Basic Utility Services				
Personal Services and Benefits	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	498,097	525,904	595,000	612,850
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Basis Utility Services	498,097	525,904	595,000	612,850

FUND NAME: GENERAL FUND  
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	2024 Actual	2025 Actual	Current Year Estimated for 2026	Budget Year Estimated for 2027
Public Works				
Personal Services and Benefits	1,125,995	1,183,125	1,277,751	1,316,084
Travel Transportation	3,995	9,995	11,035	11,366
Contractual Services	230,537	246,831	365,880	376,856
Supplies and Materials	49,437	84,320	94,529	97,365
Capital Outlay	-	-	-	-
Total Public Works	1,409,965	1,524,271	1,749,195	1,801,671
General Government				
Personal Services and Benefits	4,869,613	5,051,095	6,023,420	6,204,123
Travel Transportation	87,506	92,966	147,400	151,822
Contractual Services	2,777,387	3,059,161	3,674,425	3,784,658
Supplies and Materials	128,860	116,265	146,700	151,101
Capital Outlay	297,192	416,530	45,500	46,865
Total General Government	8,160,558	8,736,017	10,037,445	10,338,568
<b>Total General Fund Before Other Uses</b>	<b>29,780,802</b>	<b>30,476,961</b>	<b>36,608,133</b>	<b>37,706,377</b>
Debt Service				
Other Uses of Funds	-	-	-	-
Transfers - Other Agencies	-	-	-	-
to Sustainability Fund/SCM & R Fund	1,000,000	1,000,000	750,000	750,000
to Recreation Activities Fund	55,903	-	-	-
to Street Improvement Fund	1,398,596	1,403,558	-	-
to Capital Improvement Fund	1,398,596	1,403,558	-	-
to Park Development Fund	4,000,000	4,500,000	-	-
to Transformative Economic Development Fund	1,750,000	2,250,000	-	-
to Active Transportation Fund	1,750,000	2,250,000	-	-
to Recreation Facilities Fund	350,000	350,000	350,000	350,000
to Municipal Garage Fund	240,000	300,000	300,000	300,000
to Employee Benefit Fund	-	-	-	-
Refunds	2,132,283	2,429,276	2,267,000	2,335,010
Total Other Uses of Funds	14,075,378	15,886,392	3,667,000	3,735,010
<b>TOTAL EXPENDITURES</b>	<b>43,856,180</b>	<b>46,363,353</b>	<b>40,275,133</b>	<b>41,441,387</b>
Revenues over/(under) Expenditures	560,848	788,597	3,124,727	3,210,719
Beginning Unencumbered Balance	30,794,473	31,355,321	32,143,918	35,268,645
Ending Cash Balance	31,355,321	32,143,918	35,268,645	38,479,364
Estimated Encumbrances (outstanding at year end)	670,316	1,193,369	-	-
Estimated Ending Unencumbered Fund Balance	30,685,005	30,950,548	35,268,645	38,479,364

FUND NAME: FIRE LEVY/PARAMEDIC FUND  
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL-SPECIAL REVENUE FUND

DESCRIPTION	2024 Actual	2025 Actual	Current Year Estimated for 2026	Budget Year Estimated for 2027
<b>REVENUES</b>				
Local Taxes				
General Property Taxes-Real Estate	11,380,013	11,330,253	11,404,000	11,404,000
Tangible Personal Property Taxes	-	-	-	-
Total Local Taxes	11,380,013	11,330,253	11,404,000	11,404,000
Charges for Services	1,918,030	1,904,620	1,400,000	1,400,000
Grants	1,677,829	1,290,381	350,000	350,000
Miscellaneous Revenues	7,291	10,119	7,000	7,000
Interest Income	257,957	395,192	25,000	25,000
Transfers from	-	-	-	-
<b>TOTAL REVENUES</b>	<b>15,241,121</b>	<b>14,930,564</b>	<b>13,186,000</b>	<b>13,186,000</b>
<b>EXPENDITURES</b>				
Fire Protection/EMTA				
Personal Services and Benefits	10,556,955	10,532,463	11,329,510	11,669,395
Travel Transportation	95,420	89,967	196,000	201,880
Contractual Services	797,964	845,609	893,282	920,080
Supplies and Materials	364,365	349,181	394,698	406,539
Capital Outlay	34,770	250,529	-	-
Total Fire Protection/EMTA	11,849,475	12,067,749	12,813,490	13,197,895
Paramedic/EMTA Services				
Personal Services and Benefits	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	-	-	-	-
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Paramedic Services	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>11,849,475</b>	<b>12,067,749</b>	<b>12,813,490</b>	<b>13,197,895</b>
Revenues over/(under) Expenditures	3,391,646	2,862,815	372,510	(11,895)
Beginning Unencumbered Balance	4,913,553	8,305,199	11,168,014	11,540,524
Ending Cash Balance	8,305,199	11,168,014	11,540,524	11,528,629
Estimated Encumbrances (outstanding at year end)	-	250,631	-	-
Estimated Ending Unencumbered Fund Balance	8,305,199	10,917,383	11,540,524	11,528,629

FUND NAME:  
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL-SPECIAL REVENUE FUND

DESCRIPTION	2024 Actual	2025 Actual	Current Year Estimated for 2026	Budget Year Estimated for 2027
<b>REVENUES</b>				
Local Taxes				
General Property Taxes-Real Estate	-	-	-	-
Tangible Personal Property Taxes	-	-	-	-
Total Local Taxes	-	-	-	-
Charges for Services	-	-	-	-
Interest Income	-	-	-	-
Transfers from	-	-	-	-
<b>TOTAL REVENUES</b>	-	-	-	-
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	-
Revenues over/(under) Expenditures	-	-	-	-
Beginning Unencumbered Balance	-	-	-	-
Ending Cash Balance	-	-	-	-
Estimated Encumbrances (outstanding at year end)	-	-	-	-
Estimated Ending Unencumbered Fund Balance	-	-	-	-

FUND	Estimated Unencumbered Fund Balance Jan-26	Budget Year Estimated Receipts	Total Available for Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Fund Balance Dec-26
				Personal Services	Other	Total	
<b>GOVERNMENTAL-SPECIAL REVENUE:</b>							
201 Street Constr, Maint & Repair	3,745,991	3,762,500	7,508,491	1,409,958	2,770,804	4,180,762	3,327,729
202 State Highway Imp	493,853	225,000	718,853	210,189	-	210,189	508,664
205 County Motor Vehicle	355,025	-	355,025	-	6,000	6,000	349,025
206 Tax Recreation	33,742	500	34,242	-	-	-	34,242
211 Law Enforcement Fund	210,895	20,100	230,995	-	26,000	26,000	204,995
212 Municipal Motor License Fund	434,708	350,000	784,708	350,000	-	350,000	434,708
213 Law Enforcement & Ed Fund	80,820	4,000	84,820	-	30,000	30,000	54,820
214 Driver Alcohol Treatment Fund	208,194	20,000	228,194	-	40,000	40,000	188,194
215 Local Law Enforcement Block Gr Fund	48,820	-	48,820	-	45,000	45,000	3,820
216 Probation Services Fund	2,570,328	320,000	2,890,328	389,750	81,000	470,750	2,419,578
217 Computer Maint Fund	1,032,655	85,000	1,117,655	-	150,000	150,000	967,655
218 Special Project Fund	189,833	50,000	239,833	90,290	68,000	158,290	81,543
219 Mediation Services Fund	1,028,877	50,000	1,078,877	-	5,000	5,000	1,073,877
220 Tax Increment Fund	644,641	100,500	745,141	-	101,000	101,000	644,141
221 Indigent Driver Interlock Fund	619,152	40,000	659,152	-	20,000	20,000	639,152
222 Northeast Area TIFF	2,003,046	1,005,000	3,008,046	-	431,794	431,794	2,576,252
223 South Town Center TIFF	13,511	6,000	19,511	-	-	-	19,511
266 American Rescue Plan Act Fund	-	-	-	-	-	-	-
267 OneOhio Opiod Settlement	506,244	-	506,244	-	350,000	350,000	156,244
268 BC American Rescue Plan Act Fund	-	-	-	-	-	-	-
<b>TOTAL SPECIAL REVENUE FUNDS</b>	<b>14,220,336</b>	<b>6,038,600</b>	<b>20,258,936</b>	<b>2,450,187</b>	<b>4,124,598</b>	<b>6,224,785</b>	<b>13,527,906</b>
<b>DEBT SERVICE FUNDS</b>							
301 General Bond Retirement	4,282	998,000	1,002,282	-	998,000	998,000	4,282
501 Special Assessments	1,921,466	133,250	2,054,716	-	124,220	124,220	1,930,496
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>1,925,748</b>	<b>1,131,250</b>	<b>3,056,998</b>	<b>-</b>	<b>1,122,220</b>	<b>1,122,220</b>	<b>1,934,778</b>
<b>CAPITAL PROJECT FUNDS</b>							
401 Street Improvement	13,342,775	4,320,000	17,662,775	-	2,656,741	2,656,741	15,006,034
402 Capital Improvement	5,219,416	4,290,000	9,509,416	-	4,002,596	4,002,596	5,506,820
407 Water Expansion	525,905	30,000	555,905	-	7,843	7,843	548,062
408 Sewer Expansion	938,818	30,000	968,818	-	10,000	10,000	958,818
409 Flood Protection Fund	10,191	-	10,191	-	-	-	10,191
410 State Issue II Fund	46,591	-	46,591	-	-	-	46,591
411 Downtown Development Fund	1,766	-	1,766	-	-	-	1,766
413 Park Development Fund	12,843,310	50,000	12,893,310	-	565,158	565,158	12,328,152
414 Transformative Economic Development Fund	7,182,791	78,500	7,261,291	-	2,141,161	2,141,161	5,120,130
415 Active Transportation Fund	6,575,461	20,000	6,595,461	-	216,008	216,008	6,379,452
416 Sustainability Fund	1,889,948	2,000	1,891,948	-	65,961	65,961	1,825,987
<b>TOTAL CAPITAL PROJECT FUNDS</b>	<b>48,576,970</b>	<b>8,820,500</b>	<b>57,397,470</b>	<b>-</b>	<b>9,665,468</b>	<b>9,665,468</b>	<b>47,732,003</b>

FUND	Estimated Unencumbered Fund Balance Jan-26	Budget Year Estimated Receipts	Total Available for Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Fund Balance Dec-26
				Personal Services	Other	Total	
<b>PROPRIETARY: ENTERPRISE FUNDS</b>							
601 Water Revenue	10,318,854	10,265,000	20,583,854	2,946,939	6,764,183	9,711,122	10,872,733
602 Water Bond & Interest	649,808	1,792,750	2,442,558	-	1,792,000	1,792,000	650,558
603 Water Bond Redemption	453,940	-	453,940	-	-	-	453,940
604 Water Replacement & Improvement	5,279,279	1,002,500	6,281,779	-	1,477,559	1,477,559	4,804,220
605 Water Surplus	790,952	752,000	1,542,952	-	264,546	264,546	1,278,406
606 Water Guaranteed Trust	205,775	65,000	270,775	-	65,000	65,000	205,775
Total Water Enterprise	17,698,609	13,877,250	31,575,859	2,946,939	10,363,288	13,310,227	18,265,632
620 Sewer Revenue	11,940,985	11,531,000	23,471,985	3,052,382	8,006,870	11,059,252	12,412,733
621 Sewer Bond & Interest	663,366	850,000	1,513,366	-	848,000	848,000	665,366
622 Sewer Bond Redemption	2,957	-	2,957	-	-	-	2,957
623 Sewer Replacement & Improvement	703,916	600,000	1,303,916	-	113,000	113,000	1,190,916
624 Sewer Surplus	2,967,116	1,005,000	3,972,116	-	2,545,432	2,545,432	1,426,684
Total Sewer Enterprise	16,278,339	13,986,000	30,264,339	3,052,382	11,513,302	14,565,684	15,698,655
630 Solid Waste Management Fund	493,725	3,244,000	3,737,725	-	3,460,818	3,460,818	276,907
640 Recreation Facilities	767,494	2,325,500	3,092,994	979,707	1,456,600	2,436,307	656,687
641 Recreation Activity	-	-	-	-	-	-	-
Total Recreation Enterprise	767,494	2,325,500	3,092,994	979,707	1,456,600	2,436,307	656,687
<b>TOTAL ENTERPRISE FUNDS</b>	<b>35,238,167</b>	<b>33,432,750</b>	<b>68,670,917</b>	<b>6,979,028</b>	<b>26,794,008</b>	<b>33,773,036</b>	<b>34,897,881</b>
<b>FIDUCIARY: TRUST AND AGENCY FUNDS</b>							
702 Employees Benefits Trust	3,029,568	7,800,000	10,829,568	7,800,000	87,968	7,887,968	2,941,600
705 Municipal Garage Fund	222,304	1,500,000	1,722,304	763,129	632,776	1,395,905	326,399
706 Compensated Leave Fund	608,019	-	608,019	-	-	-	608,019
707 West Chester JEDD 1	246,343	3,630,000	3,876,343	-	3,628,000	3,628,000	248,343
708 Fairfield Township JEDD	71,160	81,250	152,410	-	81,250	-	-
<b>TOTAL TRUST AND AGENCY FUNDS</b>	<b>4,177,393</b>	<b>13,011,250</b>	<b>17,188,643</b>	<b>8,563,129</b>	<b>4,429,994</b>	<b>12,911,873</b>	<b>4,124,361</b>
<b>TOTAL FOR MEMORANDUM ONLY</b>	<b>104,138,614</b>	<b>62,434,350</b>	<b>166,572,964</b>	<b>17,992,344</b>	<b>46,136,287</b>	<b>63,697,381</b>	<b>102,216,929</b>

## STATEMENT OF PERMANENT IMPROVEMENTS

DESCRIPTION	Estimated Cost of Permanent Improvements	Amount to be Budgeted During Current Year	Name of Paying Fund
RIVER RD WEST MULTIUSE PATH - CONST	1,300,000.00	0.00	ACTIVE TRANSPORTATION FUND
RIVER RD PATH NILLES/PATTERSON-ENG	75,000.00	0.00	ACTIVE TRANSPORTATION FUND
SIDEWALK INSTALLATION GAP PROGRAM	60,000.00	10,000.00	ACTIVE TRANSPORTATION FUND
JOHN GRAY SIDEWALK - CONSTRUCTION	210,000.00	210,000.00	ACTIVE TRANSPORTATION FUND
MACK SIDEWALK-MERCY-WILDWOOD-CONST	100,000.00	100,000.00	ACTIVE TRANSPORTATION FUND
127 SIDEWALK AT AUGUSTA - CONSTRUCT	650,000.00	650,000.00	ACTIVE TRANSPORTATION FUND
REPLACEMENT BALLISTIC VESTS/HELMETS	55,000.00	0.00	CAPITAL IMPROVEMENT
PLAYING COURTS REPAIR PROGRAM	50,000.00	0.00	CAPITAL IMPROVEMENT
REPLACEMENT PARK RANGER VEHICLE(PD)	70,000.00	0.00	CAPITAL IMPROVEMENT
NEW FIRE STATION	12,000,000.00	0.00	CAPITAL IMPROVEMENT
REPLACEMENT OF LUCAS DEVICES	360,000.00	0.00	CAPITAL IMPROVEMENT
GOLF MOWERS/EQUIPMENT	200,000.00	0.00	CAPITAL IMPROVEMENT
BRIDGE PAINTING - 275	220,000.00	0.00	CAPITAL IMPROVEMENT
SALT BARN MODIFICATION AND ROOF	460,000.00	0.00	CAPITAL IMPROVEMENT
RIVER RD PLAYFIELDS PATH-CONSTRUCT	130,000.00	0.00	CAPITAL IMPROVEMENT
REPLACE COMM SERV VAN (COURT)	60,000.00	0.00	CAPITAL IMPROVEMENT
REPLACEMENT OF AMBULANCE (FIRE)	600,000.00	0.00	CAPITAL IMPROVEMENT
CART PATH PAVEMENT REPAIRS	40,000.00	0.00	CAPITAL IMPROVEMENT
DISPATCH CONSOLE UPGRADES	400,000.00	0.00	CAPITAL IMPROVEMENT
BRIDGE PAINTING - ROUTE 4	300,000.00	0.00	CAPITAL IMPROVEMENT
AUGUSTA BRIDGE - CONSTRUCTION	890,000.00	0.00	CAPITAL IMPROVEMENT
REPLACE STAFF VEHICLES (COURT)	100,000.00	0.00	CAPITAL IMPROVEMENT
REPLACEMENT OF STAFF VEHICLE(FIRE)	200,000.00	0.00	CAPITAL IMPROVEMENT
NETWORK INFRASTRUCTURE MAINTENANCE	130,000.00	25,000.00	CAPITAL IMPROVEMENT
COMPUTER AND SERVER EQUIPMENT	1,005,000.00	250,000.00	CAPITAL IMPROVEMENT
CAMERA SURVEILLANCE SYSTEM	140,000.00	35,000.00	CAPITAL IMPROVEMENT
MUNICIPAL/ANNEX REPAIRS & UPGRADES	350,000.00	50,000.00	CAPITAL IMPROVEMENT
PARKS BUILDINGS REPAIRS & UPGRADES	360,000.00	60,000.00	CAPITAL IMPROVEMENT
LANE LIBRARY REPAIRS	120,000.00	30,000.00	CAPITAL IMPROVEMENT
PUBLIC WORKS REPAIRS & UPGRADES	90,000.00	30,000.00	CAPITAL IMPROVEMENT
JUSTICE CENTER REPAIRS & UPGRADES	950,000.00	50,000.00	CAPITAL IMPROVEMENT
FIREHOUSE REPAIRS & UPGRADES	90,000.00	30,000.00	CAPITAL IMPROVEMENT
DESIGN SERVICES - NEW FIRE STATION	750,000.00	750,000.00	CAPITAL IMPROVEMENT
REPLACEMENT PERSONAL PROTECTIVE EQU	280,000.00	70,000.00	CAPITAL IMPROVEMENT
REPLACEMENT HOSE AND FIRE EQUIPMENT	205,000.00	50,000.00	CAPITAL IMPROVEMENT
REPLACE STAFF VEHICLE (BUILDING)	155,000.00	60,000.00	CAPITAL IMPROVEMENT
REPLACEMENT STAFF VEHICLE (DEV SER)	70,000.00	70,000.00	CAPITAL IMPROVEMENT
REPLACEMENT OF TRUCKS (PARKS)	180,000.00	110,000.00	CAPITAL IMPROVEMENT
REPLACE PICKUP TRUCK (STREETS)	1,000,000.00	200,000.00	CAPITAL IMPROVEMENT
REPLACE SNOW TRUCK (STREETS)	1,100,000.00	240,000.00	CAPITAL IMPROVEMENT
REPLACE BRUSH CHIPPER (STREETS)	60,000.00	60,000.00	CAPITAL IMPROVEMENT
REPLACEMENT OF MOWERS (STREETS)	20,000.00	20,000.00	CAPITAL IMPROVEMENT
REPLACEMENT OF PATROL VEHICLES (PD)	665,000.00	260,000.00	CAPITAL IMPROVEMENT
REPLACEMENT OF STAFF VEHICLES (PD)	350,000.00	150,000.00	CAPITAL IMPROVEMENT
PURCHASE OF FIRE TRUCK	1,300,000.00	1,300,000.00	CAPITAL IMPROVEMENT
POLICE VEHICLE EQUIPMENT	140,000.00	35,000.00	CAPITAL IMPROVEMENT
COMMUNITY ARTS CENTER	400,000.00	100,000.00	CAPITAL IMPROVEMENT
PARK FACILITIES IMPROVEMENT & MAINT	200,000.00	50,000.00	CAPITAL IMPROVEMENT
URBAN FORESTRY	120,000.00	30,000.00	CAPITAL IMPROVEMENT
DRAINAGE IMPROVEMENTS (CONTRACTED)	575,000.00	125,000.00	CAPITAL IMPROVEMENT
<b>TOTAL</b>	<b>\$29,335,000.00</b>	<b>\$5,210,000.00</b>	

## STATEMENT OF PERMANENT IMPROVEMENTS

DESCRIPTION	Estimated Cost of Permanent Improvements	Amount to be Budgeted During Current Year	Name of Paying Fund
DRAINAGE IMPROVEMENTS (IN HOUSE)	500,000.00	125,000.00	CAPITAL IMPROVEMENT
LANDSCAPE MAINTENANCE PROGRAM	695,000.00	170,000.00	CAPITAL IMPROVEMENT
PARKING LOT MAINTENANCE PROGRAM	455,000.00	35,000.00	CAPITAL IMPROVEMENT
CCTV REPLACEMENT	59,000.00	12,000.00	CAPITAL IMPROVEMENT
RIVER/GROH/CHATEAU & MULTIUSE - R/W	45,000.00	45,000.00	CAPITAL IMPROVEMENT
GUARDRAIL IMPROVEMENTS	110,000.00	35,000.00	CAPITAL IMPROVEMENT
HAPPY VALLEY BRIDGE REHAB	250,000.00	250,000.00	CAPITAL IMPROVEMENT
ROUTE 4 STORM SEWER & SIDEWALK-R/W	1,025,000.00	75,000.00	CAPITAL IMPROVEMENT
PW REPLACE GAS & DIESEL TANKS	150,000.00	150,000.00	CAPITAL IMPROVEMENT
STORM SEWER LINING (VARIOUS)	670,000.00	175,000.00	CAPITAL IMPROVEMENT
CMP STORM SEWER FIELD PAVE INVERTS	500,000.00	125,000.00	CAPITAL IMPROVEMENT
PARKS PARKING LOT MAINTENANCE	460,000.00	200,000.00	CAPITAL IMPROVEMENT
PARKS PROJECTS (MINOR)-ENGINEERING	175,000.00	50,000.00	CAPITAL IMPROVEMENT
PLAYGROUND EQUIPMENT	80,000.00	20,000.00	CAPITAL IMPROVEMENT
PARKS SITE AMENITIES	300,000.00	75,000.00	CAPITAL IMPROVEMENT
PARKS EQUIPMENT	140,000.00	35,000.00	CAPITAL IMPROVEMENT
MOWERS/EQUIPMENT REPLACEMENT	201,000.00	101,000.00	CAPITAL IMPROVEMENT
AQUATIC FACILITY IMPROVEMENTS & MAI	210,000.00	85,000.00	CAPITAL IMPROVEMENT
FIRE LINE REPLACEMENT	250,000.00	250,000.00	CAPITAL IMPROVEMENT
SOFTWARE MAINTENANCE	75,000.00	15,000.00	GENERAL FUND
SIDEWALK/APRON PROGRAM	1,000,000.00	250,000.00	GENERAL FUND
SIDEWALK CUTTING - SIDEWALK PROGRAM	120,000.00	30,000.00	GENERAL FUND
TOWN CENTER PLACEMAKING	50,000.00	50,000.00	NORTH TOWN CENTER TIF
MARSH PARK TENANT IMPROVEMENTS	250,000.00	250,000.00	PARK DEVELOPMENT FUND
MARSH PARK SW IMPROVEMENTS	12,450,000.00	12,000,000.00	PARK DEVELOPMENT FUND
IRRIGATION & WATER FEATURE REPAIRS	4,000,000.00	0.00	RECREATION FACILITIES
GOLF BEAUTIFICATION/LANDSCAPING	617,000.00	150,000.00	RECREATION FACILITIES
GOLF FACILITY NEW BUILDING	250,000.00	250,000.00	RECREATION FACILITIES
GOLF FACILITY IMPROVEMENTS & MAINT	215,000.00	65,000.00	RECREATION FACILITIES
EFFLUENT PIPELINE	500,000.00	0.00	SEWER REPLACEMENT & IMP
SANITARY SEWER REHABILITATION	400,000.00	100,000.00	SEWER REPLACEMENT & IMP
WASTEWATER PLANT CONCRETE/MASONRY	56,000.00	14,000.00	SEWER REPLACEMENT & IMP
PAVEMENT REPAIRS AND REPLACEMENT	60,000.00	15,000.00	SEWER REPLACEMENT & IMP
REPLACE MAJOR PROCESS EQUIPMENT	2,750,000.00	500,000.00	SEWER REPLACEMENT & IMP
DYSTOR DOME REPLACEMENT	2,500,000.00	0.00	SEWER SURPLUS
BROADVIEW LIFT STATION GENERATOR	500,000.00	0.00	SEWER SURPLUS
ROUTE 4 RELIEF SEWER	2,100,000.00	0.00	SEWER SURPLUS
REPLACEMENT OF TRUCK (SEWER)	470,000.00	220,000.00	SEWER SURPLUS
REPLACEMENT STAFF VEHICLE (SEWER)	60,000.00	60,000.00	SEWER SURPLUS
ROOT CONTROL MAINTENANCE PROGRAM	80,000.00	20,000.00	SEWER SURPLUS
MANHOLE REHABILITATION PROGRAM	40,000.00	10,000.00	SEWER SURPLUS
HEALTH AND SAFETY SUPPLIES	80,000.00	20,000.00	SEWER SURPLUS
INSTRUMENTATION REPLACEMENT PROGRAM	60,000.00	15,000.00	SEWER SURPLUS
PUMP OVERHAUL/REPLACEMENT PROGRAM	625,000.00	25,000.00	SEWER SURPLUS
VIDEO AND SEWER CLEANING EQUIPMENT	295,000.00	250,000.00	SEWER SURPLUS
MONITORING EQUIPMENT	60,000.00	15,000.00	SEWER SURPLUS
ELECTRICAL IMPROVEMENTS	120,000.00	30,000.00	SEWER SURPLUS
SANITARY SEWER FLOW MODELING	60,000.00	15,000.00	SEWER SURPLUS
BUILDING IMPROVEMENTS	700,000.00	150,000.00	SEWER SURPLUS
AUTOMATIC METER READING (AMR)	100,000.00	25,000.00	SEWER SURPLUS
<b>TOTAL</b>	<b>\$36,918,000.00</b>	<b>\$16,557,000.00</b>	

## STATEMENT OF PERMANENT IMPROVEMENTS

DESCRIPTION	Estimated Cost of Permanent Improvements	Amount to be Budgeted During Current Year	Name of Paying Fund
LIFT STATION UPGRADES	1,800,000.00	1,800,000.00	SEWER SURPLUS
ANAEROBIC DIGESTER CLEANING	125,000.00	125,000.00	SEWER SURPLUS
RIVER/GROH/CHATEAU - CONST	2,650,000.00	0.00	SEWER SURPLUS
PATTERSON WIDENING - CONSTRUCTION	700,000.00	0.00	STREET IMPROVEMENT
WINTON (RESOR TO OAK TREE) - CONST	1,986,000.00	0.00	STREET IMPROVEMENT
DONALD / BUSWAY ROUNDABOUT - ENG	200,000.00	0.00	STREET IMPROVEMENT
SYMMES RAIL CROSSING ELIMINATION	4,250,000.00	0.00	STREET IMPROVEMENT
SEWARD AND ROUTE 4 - R/W	3,350,000.00	0.00	STREET IMPROVEMENT
RT 4 ADDITIONAL LANE FEASIBILITY	90,000.00	0.00	STREET IMPROVEMENT
WINTON - HENESEY TO NILLES - ENG	325,000.00	0.00	STREET IMPROVEMENT
SYMMES AND ROUTE 4 - CONSTRUCTION	4,415,000.00	0.00	STREET IMPROVEMENT
PLEASANT AVE PAVING - CONSTRUCT	3,550,000.00	0.00	STREET IMPROVEMENT
DONALD/BUSWAY ROUNDABOUT - CONST	1,580,000.00	0.00	STREET IMPROVEMENT
SEWARD ROAD FLOOD WARNING SIGNS	75,000.00	0.00	STREET IMPROVEMENT
TRAFFIC ENGINEERING / SPARE PARTS	115,000.00	25,000.00	STREET IMPROVEMENT
ANNUAL STREET PAVING PROGRAM	9,550,000.00	2,300,000.00	STREET IMPROVEMENT
ANNUAL CONCRETE PROGRAM	3,720,000.00	950,000.00	STREET IMPROVEMENT
PAVEMENT MARKING PROGRAM	500,000.00	125,000.00	STREET IMPROVEMENT
GEOTECHNICAL EXPLORATION & TESTING	40,000.00	10,000.00	STREET IMPROVEMENT
STREET MAINTENANCE - CRACK SEALING	115,000.00	25,000.00	STREET IMPROVEMENT
DONALD DR SIDEWALK - CONSTRUCTION	320,000.00	160,000.00	STREET IMPROVEMENT
PLEASANT AVE URBAN PAVING - ENG	100,000.00	100,000.00	STREET IMPROVEMENT
WITTENBERG AND NILLES - CONST	1,150,000.00	1,150,000.00	STREET IMPROVEMENT
SUSTAINABILITY INITIATIVES	100,000.00	25,000.00	STREET IMPROVEMENT
SUSTAINABILITY IMPROVEMENTS	200,000.00	50,000.00	SUSTAINABILITY FUND
SUSTAINABILITY TECHNICAL ASSISTANCE	300,000.00	75,000.00	SUSTAINABILITY FUND
STREET LIGHT INSTALLATION PROGRAM	32,000.00	8,000.00	SUSTAINABILITY FUND
COMMERCIAL REVITALIZATION PROGRAM	400,000.00	100,000.00	SUSTAINABILITY FUND
WATER COMPUTER MODELING	80,000.00	20,000.00	TRANSFORMATIVE ECONOMIC
REPLACE MAJOR PROCESS EQUIPMENT	21,050,000.00	25,000.00	WATER EXPANSION
WATER PLANT CONCRETE/MASONRY REPAIR	100,000.00	25,000.00	WATER REPLACEMENT & IMP
BOOSTER STATION IMPROVEMENTS	60,000.00	15,000.00	WATER REPLACEMENT & IMP
DISTRIBUTION SYSTEM IMPROVEMENTS	5,400,000.00	1,000,000.00	WATER REPLACEMENT & IMP
WATER TANK/TOWER MAINTENANCE	200,000.00	50,000.00	WATER REPLACEMENT & IMP
BUILDING IMPROVEMENTS	131,000.00	18,000.00	WATER REPLACEMENT & IMP
ELECTRICAL IMPROVEMENTS	240,000.00	120,000.00	WATER REPLACEMENT & IMP
HYDRANT REHAB	75,000.00	75,000.00	WATER REPLACEMENT & IMP
REPLACEMENT OF MOWERS (WATER)	20,000.00	0.00	WATER REPLACEMENT & IMP
MAINTENANCE GARAGE	550,000.00	0.00	WATER SURPLUS
WATER PLANT CLEARWELL	1,000,000.00	0.00	WATER SURPLUS
REPLACEMENT OF TRUCKS (WATER)	300,000.00	175,000.00	WATER SURPLUS
MAINTAIN RAW WATER PRODUCTION WELLS	350,000.00	100,000.00	WATER SURPLUS
INSTRUMENTATION REPLACEMENT PROGRAM	80,000.00	20,000.00	WATER SURPLUS
SECURITY/SURVEILLANCE	20,000.00	5,000.00	WATER SURPLUS
PUMP OVERHAUL/REPLACEMENT PROGRAM	330,000.00	30,000.00	WATER SURPLUS
REPLACE NON-PROCESS EQUIPMENT	20,000.00	5,000.00	WATER SURPLUS
REPLACE FIRE HYDRANTS	200,000.00	50,000.00	WATER SURPLUS
SMALL WATER LINE IMPROVEMENTS	1,500,000.00	200,000.00	WATER SURPLUS
ASPHALT/CONCRETE REPLACEMENT	300,000.00	75,000.00	WATER SURPLUS
VALVE BOXES AND COVERS	60,000.00	15,000.00	WATER SURPLUS
<b>TOTAL</b>	<b>\$73,804,000.00</b>	<b>\$9,051,000.00</b>	





PURPOSE OF BONDS AND NOTES	Levy Outside 10 Mill Limit	Date of Issue	Due Date	Rate of Interest	Amount of Bonds & Notes Outstanding 12/31/2026	Amount Required for Interest	Amount Required for Principal
<b>OUTSIDE 10 MILL LIMIT</b>							
<b>Notes:</b>							
Various Purpose Bond Anticipation Notes	City Ordinance	4/9/2026	4/8/2027	4.0000%	3,682,000	147,150	1,076,000
<b>Bonds:</b>							
Special Assessment Debt	City Ordinance	Various	6/1/2027	Various	122,102	3,093	40,560
Roadway Improvement Bonds 2010	City Ordinance	6/29/2010	12/1/2030	1.3200%	2,190,000	28,908	540,000
Various Purpose 2017 - Refunding 2009 Justice/Golf	City Ordinance	8/16/2017	12/1/2029	1.5000%	1,180,000	47,200	380,000
OWDA WWTP Multipurpose Facility - 9261	City Ordinance		12/1/2043	0.4300%	1,956,999	8,288	117,412
OWDA Smart Meters - 9870	City Ordinance		12/1/2039	3.0500%	2,466,660	73,923	173,084
OWDA Smart Meters - 9870	City Ordinance		12/1/2039	3.0500%	2,466,660	73,923	173,084
OWDA WWTP Aeration System Improvements	City Ordinance		12/1/2050	3.6400%	6,235,931	225,440	171,667
OWDA Water Tower - 9871	City Ordinance		6/1/2050	3.1700%	5,042,131	158,605	156,527
OPWC Winton Road Water Main Improvements	City Ordinance		10/14/2030	0.0000%	728,600	-	145,720
<b>Total Bonds</b>					<b>22,389,083</b>	<b>619,380</b>	<b>1,898,053</b>
<b>Total Debt</b>					<b>26,071,083</b>	<b>766,530</b>	<b>2,974,053</b>
<b>Breakdown by Fund:</b>							
General Bond Retirement					3,370,000	76,108	920,000
Special Assessment					122,102	3,092	40,561
Water Bond & Interest					11,749,391	372,893	1,381,331
Sewer Bond & Interest					10,829,590	314,436	632,162
<b>Total</b>					<b>26,071,083</b>	<b>766,530</b>	<b>2,974,054</b>

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES

The Budget Commission of Butler County, Ohio, hereby makes the following Official Certificate of Estimated Resources for the City of Fairfield, Ohio for the BUDGET YEAR beginning January 1, 2026

FUND	Estimated Unencumbered Fund Balance Jan-26	Real Estate Property Tax	Personal Property Tax	Local Government Allocation	Rollback, Homestead and Personal Prop Tax Exemption	Other Sources	Total
<b>GOVERNMENTAL FUND TYPES</b>							
General Fund	32,143,918	1,874,800	-	800,000		44,477,350	79,295,868
Special Revenue Funds	25,388,350	11,404,000	-			-	36,792,350
Debt Service Funds	1,925,748	-	-	-	-	1,131,250	1,934,778
Capital Project Funds	48,576,970	-	-	-	-	8,820,500	47,732,003
<b>PROPRIETARY FUND TYPES</b>							
Enterprise Funds	35,238,167	-	-	-	-	33,432,750	34,897,881
Internal Service Funds							
<b>FIDUCIARY FUND TYPE</b>							
Trust and Agency Funds	4,177,393	-	-	-	-	13,011,250	4,124,361
<b>TOTAL ALL FUNDS</b>	<b>147,450,546</b>	<b>13,278,600</b>	<b>-</b>	<b>800,000</b>	<b>-</b>	<b>100,873,100</b>	<b>204,777,241</b>

The Budget Commission further certifies that its action on the foregoing budget and the County Auditor's estimate of the rate of each tax necessary to be levied within and outside the 10 mill limitation is set forth in the proper columns of the preceding pages and the total amount approved for each must govern the amount of appropriation from such fund.

Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Budget Commission

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES-continued

FUND	Estimated Unencumbered Fund Balance Jan-26	Real Estate Property Tax	Personal Property Tax	Local Government Allocation	Rollback, Homestead and Personal Prop Tax Exemption	Other Sources	Total
<b>GOVERNMENTAL-SPECIAL REVENUE:</b>							
100 General Fund							
<b>GOVERNMENTAL-SPECIAL REVENUE:</b>							
201 Street Constr, Maint & Repair							
202 State Highway Imp							
203 Fire Levy							
205 County Motor Vehicle							
206 Tax Recreation							
207 Paramedic Levy							
210 Community Dev Block Grant							
211 Law Enforcement Fund							
212 Municipal Motor License Fund							
213 Law Enforcement & Ed Fund							
214 Driver Alcohol Treatment Fund							
215 Local Law Enforcement Block Gr Fund							
<b>TOTAL SPECIAL REVENUE FUNDS</b>							
<b>DEBT SERVICE FUNDS</b>							
301 General Bond Retirement							
501 Special Assessments							
<b>TOTAL DEBT SERVICE FUNDS</b>							
<b>CAPITAL PROJECT FUNDS</b>							
401 .3% Street Improvement							
402 .2% Capital Improvement							
407 Water Expansion							
408 Sewer Expansion							
409 Flood Protection Fund							
410 State Issue II Fund							
411 Downtown Development Fund							
<b>TOTAL CAPITAL PROJECT FUNDS</b>							

FUND	Estimated Unencumbered Fund Balance Jan-26	Real Estate Property Tax	Personal Property Tax	Local Government Allocation	Rollback, Homestead and Personal Prop Tax Exemption	Other Sources	Total
<b>PROPRIETARY:</b>							
<b>ENTERPRISE FUNDS</b>							
601 Water Revenue							
602 Water Bond & Interest							
603 Water Bond Redemption							
604 Water Replacement & Improvement							
605 Water Surplus							
606 Water Guaranteed Trust							
Total Water Enterprise							
620 Sewer Revenue							
621 Sewer Bond & Interest							
622 Sewer Bond Redemption							
623 Sewer Replacement & Improvement							
624 Sewer Surplus							
Total Sewer Enterprise							
630 Solid Waste Management Fund							
640 Fairfield Golf							
641 Recreation Activity							
Total Recreation Enterprise							
<b>TOTAL ENTERPRISE FUNDS</b>							
<b>FIDUCIARY:</b>							
<b>TRUST AND AGENCY FUNDS</b>							
701 Employees Trust							
702 Employees Benefits Trust							
704 Deferred Compensation Fund							
<b>TOTAL TRUST AND AGENCY FUNDS</b>							
<b>TOTAL FOR MEMORANDUM ONLY</b>							

**COUNTY AUDITOR'S ESTIMATE**  
 Tax Levies and Rates for **2027** in the City of Fairfield, Ohio  
 Assessed Valuation \$ \_\_\_\_\_

	Amount Approved By Budget Commission	County Auditor's Estimate of Rate in Mills
<b>LEVIES WITH IN 10 MILL LIMITATION</b>		
COUNTY		
TOWNSHIP		
SCHOOL		
VILLAGE		
CITY		
<b>TOTAL</b>		
<b>LEVIES OUTSIDE 10 MILL LIMITATION</b>		
COUNTY		
TOWNSHIP		
SCHOOL		
VILLAGE		
CITY		
STATE		
<b>TOTAL</b>		
<b>TOTAL LEVY FOR ALL PURPOSES</b>		

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ADOPTING THE TAX BUDGET OF THE CITY OF FAIRFIELD, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND SUBMITTING THE SAME TO THE BUTLER COUNTY AUDITOR AND DECLARING AN EMERGENCY.

WHEREAS, the City Manager has heretofore prepared a tentative budget for the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2027 showing detailed estimates of all balances that will be available at the beginning of the year 2027 for the purposes of such year, and of all revenues to be received for such fiscal year, including all general and special taxes, charges for utility services, recreational fees and all other types and classes of revenues; also estimates of all expenditures or charges in or for the purpose of such fiscal year to be paid or met from said revenues or balances; and otherwise conforming with the requirements of law; and;

WHEREAS, said budget has been made conveniently available for public inspection for at least ten (10) days by having at least two (2) copies thereof on file in the offices of the Clerk of Council and Finance; and

WHEREAS, the Council held a public hearing on said budget of which public notice was given by publication not less than ten (10) days prior to the date thereof.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fairfield, Ohio, that:

Section 1. The tax budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2027 heretofore prepared by the City Manager and submitted to this Council, copies of which have been and are on file in the offices of Finance and Clerk of Council which is incorporated herein by reference, be and it is hereby adopted, as the official budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2027.

Section 2. The Clerk of Council be and is hereby authorized and directed to certify a copy of said budget and a copy of this resolution and to transmit the same to the County Auditor of Butler County, Ohio.

Section 3. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the urgent benefit and protection of the City and its inhabitants for the reason that the budget must be submitted to the Butler

County Auditor in a timely manner in accordance with law; wherefore, this Resolution shall take effect immediately upon its passage.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor's Approval

Posted \_\_\_\_\_

First Reading \_\_\_\_\_

Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Emergency \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Resolution has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Alisha Wilson, Clerk of Council  
Department: Clerk's Office

**Subject:**

Contractual Appropriations

**Legislation Title:**

Ordinance to amend Ordinance No. 148-25 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026."

- Contractual Appropriations: \$375,000 total (\$375,000 CIC Grant (Development Services))

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**Recommendation:**

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed.

**Discussion:**

Please refer to specific Council Communications for full description of these items.

**Financial Impact:**

\$375,000 from noted funding source.

**Emergency Provision:**

No

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. contractual 6-8-ord

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AMEND ORDINANCE NO. 148-25 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 148-25, the 2026 Appropriation Ordinance, is hereby amended in the following respects:

<b>From:</b>	<b>Unappropriated Downtown Development Fund</b>	<b>\$1,765.80</b>
To:	41116027-271500 Funding Grant <i>(Community Improvement Corp. Designation and Grant)</i>	\$1,765.80

<b>From:</b>	<b>Unappropriated Transformative Economic Development Fund</b>	<b>\$373,234.20</b>
To:	41416027-271500 Funding Grant <i>(Community Improvement Corp. Designation and Grant)</i>	\$373,234.20

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor's Approval

Posted \_\_\_\_\_

First Reading \_\_\_\_\_ Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\contractual 6-8-ord



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Alisha Wilson, Clerk of Council  
Department: Finance

**Subject:**

Non-Contractual Appropriations

**Legislation Title:**

Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”

- Non-Contractual Appropriations: \$120,966 (see below for description)

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**Recommendation:**

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed.

**Discussion:**

Please refer to specific Council Communications for full description of these items.

**Financial Impact:**

\$120,966 from noted funding source.

**Emergency Provision:**

*No*

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. non-contractual 6-8-ord

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AMEND ORDINANCE NO. 148-25 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 148-25, the 2026 Appropriation Ordinance, is hereby amended in the following respects:

<b>From:</b>	<b>Unappropriated Northeast Area TIF Fund</b>	<b>\$10,000</b>
	22216025-252000 Improvements other than	
To:	Building	\$10,000
	<i>(Firebird Drive Metroparks Trailhead Parking Lot 6DV05)</i>	

<b>From:</b>	<b>Unappropriated Capital Improvement Fund</b>	<b>\$74,795</b>
	40216025-253200 Capital Equipment	
To:		\$74,795
	<i>(Purchase of SCBA compressor 6FD04 [\$67,100])</i>	
	<i>(Parks CAC Copier 6CM03 [\$7,695])</i>	

<b>From:</b>	<b>Unappropriated Water Surplus Fund</b>	<b>\$36,171</b>
	60516025-252000 Improvements Other Than	
To:	Building	\$36,171
	<i>(Raw Water Well #7 Rebuild 6WT01)</i>	

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed		
		_____ Mayor's Approval
Posted		
First Reading		Rules Suspended <span style="border-bottom: 1px solid black; width: 50px;"></span>
Second Reading		—
Third Reading		

ATTEST:

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—  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\non-contractual 6-8-ord



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Nathaniel Kaelin, Economic Development Manager  
Department: Development Services

**Subject:**

Firebird Drive Metroparks Trailhead Parking Lot

**Legislation Title:**

\$10,000 - Firebird Drive Metroparks Trailhead Parking Lot (Development Services)

**Recommendation:**

It is recommended that City Council authorize appropriations in an amount totaling \$10,000.

**Discussion:**

This item requests funding for Fairfield's contribution towards a trailhead parking facility that Butler County Metroparks is developing at the end of Firebird Drive. The parking facility is related to the Fairfield Trade Center economic development project.

Users of the Port Union/Miami 2 Miami Multi-Use Trail currently park along the cul-de-sac and either side of Firebird Drive. This condition has been acceptable for many years when the end of Firebird Drive served no other development. Last year, construction was completed on Fairfield Trade Center, a Class A industrial park containing more than 600,000 square feet across two buildings. Five companies have executed leases to occupy the development, bringing it to 100% occupancy. These companies serve industrial and logistics functions that are bringing significant truck traffic to the entire length of Firebird Drive. As such, it is no longer a safe and efficient condition for trail users to park on the cul-de-sac or street.

NorthPoint Development, Metro Parks, the City of Fairfield, and adjacent West Chester Township worked together to secure funding from the Clean Ohio Green Space Conservation Fund program to develop a new trailhead parking area. The project received a grant in the amount of \$175,107. This amount will be matched by contributions from Metro Parks (\$20,000), NorthPoint (\$50,000), and the city (\$10,000).

As the Fairfield Trade Center development will generate significant TIF funds in the coming years, the city intends to utilize the Northeast Area TIF to fund its contribution. This funding was programmed in the 2026-2030 CIP as project 6DV05.

**Financial Impact:**

\$10,000 in Northeast Area TIF funds

**Emergency Provision:**

*NO*

**Rule Suspension Requested:**

No

**ATTACHMENTS:**

1. NorthPoint Letter of Support
2. Project Overview

August 12, 2025

Jacqueline A. O'Connell  
Executive Director  
MetroParks of Butler County  
2051 Timberman Road  
Hamilton, OH 45013

RE: Port Union Trail Safe Access Improvement Project

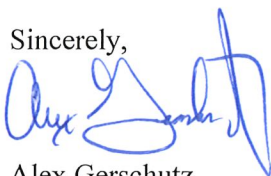
Dear Ms. O'Connell:

NorthPoint Development understands that MetroParks of Butler County is pursuing funding through the Clean Ohio Green Space Conservation Fund program to improve safety and access to the Port Union Trail, which is located near our Fairfield Trade Center Development. Currently, trail users park along the cul de sac of Firebird Drive creating a safety issue for areas businesses and park users.


NorthPoint Development supports MetroParks' forward planning to ensure park users have a safe and convenient way to access the protected greenspace corridor around one of our recent developments. NorthPoint Development has committed to supporting MetroParks in its endeavor to provide convenient and safe access to the regional trail and is providing a \$50,000 donation in support of the project.

We are excited about the potential combination of providing the benefits of access to greenspace and providing positive economic impacts to the area. We wish you luck with your funding request. Feel free to contact us if we can be of further assistance.

Sincerely,



Alex Gerschutz  
Director of Development



**Port Union Trail  
Safe Access Improvements**

**MetroParks of Butler County**

**Funding request to**

**Natural Resources Assistance Council, District 10**

**\$175,107 to provide safe public access to the Port Union Trail with a paved drive and parking area, an accessible paved trail connector, and other amenities**

## Project Summary

The Conservation Corridor represents decades of collaboration among local governments, private landowners, conservation organizations, and concerned citizens to safeguard one of the largest connected greenspaces in the heavily industrial Upper Mill Creek watershed. MetroParks seeks to continue this legacy and provide safe public access to this natural gem for walking, biking, birdwatching, and more. The provision of the Clean Ohio Grant would ensure safe trail and park access and provide additional amenities to improve trail users' experience.



The proposed project is located on one of five parcels being transferred from West Chester Township to MetroParks of Butler County. The Township acquired the subject parcel 18 years ago using funding from an OPWC Green Space Acquisition grant (project CJBAC).

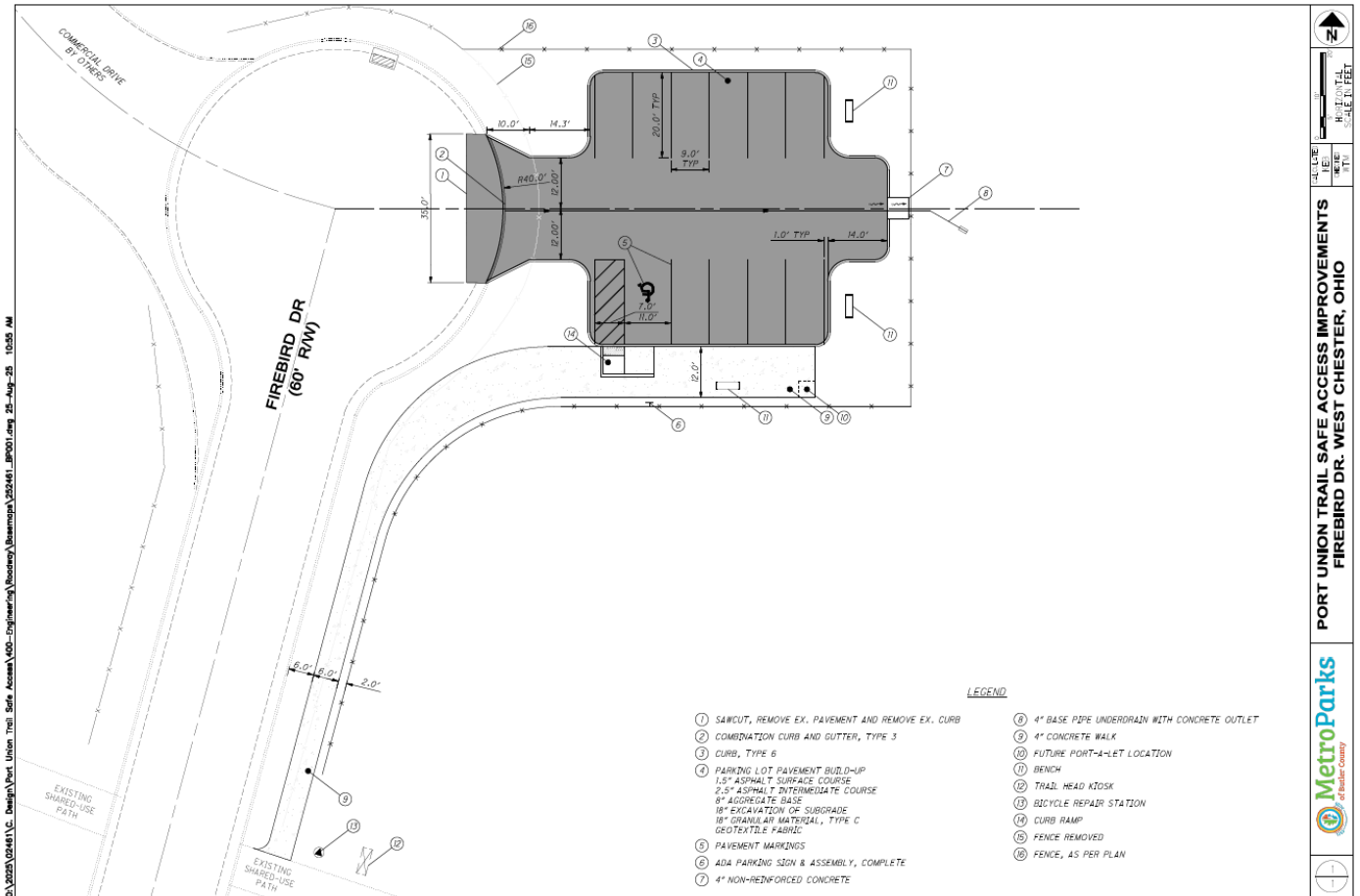
With an OPWC improvements grant in 2026, MetroParks intends to construct an off-street paved parking area containing approximately ten parking stalls. This lot will serve as the first dedicated public parking area for visitors in the 110-acre protected green space stretching from Firebird Drive to State Route 747.



Current On-Street Parking Area at Trade Center Entrance Drive

This shovel-ready project will provide a much-needed safety and access improvement for the park. The only option for current trail users is to park in the cul-de-sac that carries commercial truck traffic to the adjacent 618,000 square foot Fairfield Trade Center. Accessing the trail requires users to walk or bike in the roadway to reach the popular multi-use paved trail.

The Port Union Trail Safe Access Improvements project will provide off-street parking separated from commercial truck traffic and include commonly requested visitor amenities. Trailhead users will find a portable restroom, bench seating overlooking the wetlands, an informational kiosk with park maps, and a bike repair station. A paved path will lead to the 4.5-mile Port Union/Miami 2 Miami multi-purpose trail connecting Gilmore Ponds MetroPark to State Route 747.



Conceptual Design



Port Union Trail Looking East from Firebird Lane



Existing Clean Ohio Fund Acknowledgement



## **NRAC 10 Priority Highlights**

- **Continues to promote the preservation of high quality, viable habitat for plant and animal species in an area of fast paced industrial development.**
- **Will provide access to recreational, economic, and aesthetic preservation benefits across multiple communities, including West Chester Township and the City of Fairfield.**
- **Continues to preserve and restore watershed water quality, floodplain function, and non-point source storm water mitigation consistent with regional conservation and land use plans.**
- **The Port Union Trail Safe Access Improvements project is ready to break ground with action needed in 2026 to capitalize on pledged public and private financial support.**

**MetroParks of Butler County prioritizes, for all park users, safe access to the physical and mental health benefits nature has to offer. Funding the construction of the Port Union Trail Safe Access Improvements project will ensure public enjoyment of the preserved Conservation Corridor for generations to come.**



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent  
Department: Public Utilities

**Subject:**

Water Division-Raw Water Well #7 Pump Rebuild

**Legislation Title:**

\$36,171 - Water Division-Raw Water Well #7 Pump Rebuild (Public Utilities)

**Recommendation:**

It is recommended that the city council authorize an appropriation in the amount of \$36,171.00 for the Raw Water Well #7 pump rebuild at the Water Treatment Plant declaring an emergency.

**Discussion:**

Fairfield's Water Division pumps, treats and distributes about 6 million gallons of drinking water each day. Fairfield utilizes six raw water / groundwater production wells to supply water to its Water Treatment Plant. This project will include a full-service rebuild of the Well #7 pump, based on the findings of a scheduled inspection.

The inspection resulted in the need to make significant emergency repairs to the pump in order to place the well back in service during the City's high water demand season. This matter is designated as an emergency as the City must maintain, in good operational order, a sufficient number of wells to comply with regulatory obligations, including redundancy requirements ensuring reliable and consistent pumping operation at the Water Treatment Plant.

National Water Services, the contractor who performed the inspection, will be performing the emergency repairs. A cost estimate is attached for review.

**Financial Impact:**

An appropriation in the amount of \$36,171.00 is being requested to complete emergency repairs on the Water Divisions Raw Water Well #7 Pump.

Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project 6WT01, Maintain Raw Water Production Wells. The funding source is the Water Surplus Fund, 605.

**Emergency Provision:**

Yes, to maintain continuous operation of the water treatment process.

**Rule Suspension Requested:**

No

**ATTACHMENTS:**

1. 11761\_Fairfield Well #7 Pump Inspection Report (05.26.26)



National Water Services, LLC  
3949 Dayton Park Dr., Suite E  
Dayton, Ohio 45414  
Office: (937) 235-1030  
Fax: (937) 237-1067

May 26, 2026

City of Fairfield  
5021 Groh Lane  
Fairfield, Ohio 45014  
Attn: Jeremy Hamel

Subject: Well #7 Pump Inspection Report

NWS Project #: 11761

Mr. Hamel,

National Water Services LLC (NWS) is pleased to provide the findings of the pump inspection for Well #7's pump setting and recommended repairs.

**Pump Inspection Findings**

Pump Bowl Castings – Okay Condition, Some Pitting  
Pump Shaft (1-11/16-Inch x 44-1/8-Inch) – Good Condition  
Top Combo Shaft (1-1/2-Inch x 101-3/8-Inch) – Replace  
Intermediate Line Shaft x 60-Inch [1] (1-1/2-Inch) – Replace Per Client Request  
Intermediate Line Shafts x 120-Inch [6] (1-1/2-Inch) – Replace Per Client Request  
10-Inch Discharge Head Pipe x 59-1/4-inch – Poor Condition, Replace 1 of 1  
10-Inch Column Pipe x 60-inch – Poor Condition, Replace 1 of 1  
10-Inch Column Pipe x 120-inch – Poor Condition, Replace 6 of 6  
10-Inch Suction Pipe x 60- Inch – Poor Condition, Replace 1 of 1  
10-Inch Spider Bearings – Good Condition, Replace Per Client Request  
1-1/2-Inch Spider Bearing Bushings – Replace, 7 of 7  
Stuffing Box Housing – New Bushing, Refurbish & Reuse  
Discharge Head – Sand Blast & Epoxy



National Water Services, LLC  
 3949 Dayton Park Dr., Suite E  
 Dayton, Ohio 45414  
 Office: (937) 235-1030  
 Fax: (937) 237-1067

**Pump Repair Costs**

Line Item #	Description	UOM	Qty.	Unit Price	Extended Price
1	New Top Combo Shaft, Replace Intermediate Line Shafts, Replace Spider Bearings And Bushings, Refurbish Stuffing Box, New Stainless Steel Bolts	LS	1	\$8,083.00	\$8,083.00
2	Supply New American Marsh 12JS-2 Stage Pump	LS	1	\$5,833.00	\$5,833.00
3	Supply New 10-Inch x 120-Inch T&C Column Pipe	Ea	6	\$1,555.00	\$9,330.00
4	Supply New 10-Inch x 60-Inch T&C Column Pipe	Ea	2	\$1,000.00	\$2,000.00
5	Supply New 10-Inch Suction Pipe	Ea	1	\$634.00	\$634.00
6	Sand Blast & Epoxy Coat Discharge Head & Pump	LS	1	\$1,600.00	\$1,600.00
7	Sand Blast & Epoxy Coat Column Pipe	LS	1	\$5,667.00	\$5,667.00
8	Shop Labor To Complete Pump Repairs	Hr	21	\$144.00	\$3,024.00
<b>Total Repair Cost:</b>					<b>\$36,171.00</b>

National Water Services LLC appreciates the opportunity to provide the City of Fairfield with this proposal. Should you have any questions regarding our proposal, please feel free to contact me at a time of your convenience on my cell phone at (937) 602-4286.

Sincerely,

**National Water Services LLC**

Josh Gavin, Operations Manager

Attachments

- Well #7 Pump Setting Photos



1. Proposal is based upon a 4 Day X 10 Hr, weekly work schedule, with Saturdays reserved as "make up" for any weather delay.
2. Proposal does not include costs to relocate, remove, abandon or replace existing buried utilities, conduits, vaults, other systems unless explicitly included in the proposal.
3. Proposal does not include costs to locate, demolish, remove or dispose of structures, foundations, piping, piling, wreckage, buried trash or other man-made obstructions which may be encountered while excavating on this project unless explicitly included in the proposal.
4. Proposal requires an equitable contract adjustment for any delay or impact caused by parties other than NWS, or any unforeseen site conditions, which may inhibit work.
5. Unless explicitly stated otherwise, Proposal requires that excess excavated material, including dirt, be left on site within 10' of excavation.
6. Proposal does not include rock removal unless explicitly included in the proposal.
7. Trench Shoring is not included, excavations shall be benched unless explicitly included in the proposal.
8. Subcontractors will not be signatory to project labor agreements unless explicitly included in the proposal.
9. Proposal requires Contractor and Subcontractors will utilize pre-existing, established project management, field supervision and labor work forces, and will follow "open shop" labor practices with regards to project staffing and work rules.
10. Proposal requires that NWS and Subcontractor work force will spend no more than 3 hours in project-specific orientation and safety training, prior to beginning work on the project.
11. Proposal includes cost for applicable standard insurance coverages but does not include cost for Builders Risk, Pollution, environmental, or Longshoreman insurance.
12. Proposal requires that the End User obtains all permits, including Rail Road Right Away, USOCE Permits etc.. Any and All Required Permits shall be furnished by others.
13. Proposal does include Local and State Sales Tax for permanent materials unless explicitly included in the proposal.
14. Unless the Proposal so requires, NWS and Subcontractors shall not be signatory to project labor agreements.

**NATIONAL WATER SERVICES, LLC**

A Fully Licensed - Tennessee, Alabama, Mississippi, Arkansas & West Virginia Municipal and Utility General & Building Construction Contractor

AND A Licensed - TN, AL, MS, KY, IN, OH, AR, WV, GA & IL Well Driller and Pump Installer

WEB; [www.national-water.com](http://www.national-water.com)

15. The Pump removal cost provided in your quotation represents cost associated with removing an intact assembly. If any component of the pumping unit assembly is detached such as the Oil Tube connection(s), line shaft connection(s) and column or drop pipe connection throughout the setting, the removal operation shall be suspended and the end user's representative will be notified. In such an event, NWS's crew will be demobilized, the client/end user will bare the expense of 50% of the original quoted removal cost. NWS's representative will develop a plan for removal of the detached assembly and furnish cost to the client/end user for remobilization, fabricating the retrieval devices and a per hour cost for removal efforts. NWS explicitly excludes any guarantee of success pertaining to retrieval. It also excludes any and all damage to the well, it's pumping unit or attachments during retrieval efforts.
16. Furnishing a Well Pump without NWS obtained Capacity Data:  
NWS is not responsible for Pumping Unit Performance in relationship with a wells capacity when data is obtained by others and provided to NWS and/or a recommendation has been made to clean the well by NWS.
17. Unless NWS has a current ongoing agreement with owner to maintain well capacity NWS excludes any guarantee of a wells ability to maintain capacity after a well cleaning or well revitalization.
18. Ingress and Egress: NWS removes Pumping Units and Drills Wells with rubber tire equipment. It is not responsible for cost associated with site access or site reclamation. Provisions shall be specifically included in your quotation for this if included in your proposal.
19. Test Drilling: NWS specifically excludes any guarantees, warranties, or promises regarding the quantity and quality of water produced by the Project.
20. EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES SET FORTH IN THE PROPOSAL OR IN THIS DOCUMENT: (i) NEITHER PARTY HERETO NOR ANY PERSON ACTING ON SUCH PARTY'S BEHALF HAS MADE OR MAKES ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY WHATSOEVER, EITHER ORAL OR WRITTEN, WHETHER ARISING BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE, ALL OF WHICH ARE EXPRESSLY DISCLAIMED; AND (ii) EACH PARTY HERETO ACKNOWLEDGES THAT IT HAS NOT RELIED UPON ANY REPRESENTATION OR WARRANTY MADE BY THE OTHER PARTY, OR ANY OTHER PERSON ACTING ON SUCH OTHER PARTY'S BEHALF, EXCEPT AS SPECIFICALLY PROVIDED IN THE PROPOSAL OR THIS DOCUMENT IN ENTERING INTO THIS WAIVER. THIS WAIVER OF CLAIMS INCLUDES, BUT IS NOT LIMITED TO, A WAIVER OF ANY CLAIMS REGARDING THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, OR THE WARRANTY OF MARKETABILITY.
21. The Terms and conditions of work to be performed by NWS are expressly limited to the Proposal and this document. NWS field workers expressly lack the authority to bind NWS, or to amend any term, condition, or scope of performance related to the Proposal. The terms of this document, or the Proposal, shall only be amended by the express written consent of NWS officers, directors, or the sales representative(s) who submitted the Proposal.



**Terms and Conditions**

The contract price for this project has been calculated based on the current prices for the component materials. However, the market for these materials that are herein specified is considered to be volatile. i

National Water Services, LLC is pleased to quote these services and products for your application. This quotation is valid for **30 DAYS** from the date of this quotation.

Pursuant to General Contractors being provided being furnished quotations from NWS, we understand there is a potential for your award to be delayed up and until the expiration of your Bid Bond - 60 days. As a result NWS shall hold pricing for a 60 day period from the original bid date of the project. Specifically pertaining to material sales on Bid Build Projects, NWS shall furnish to you an itemized quotation separating the quoted components from start up and commissioning. Each shall be invoiced as follows: Material-net 60 day terms from the delivery date. Commissioning and Start Up-net 60 day terms from the event, neither supplied materials or Start Up and Commissioning shall be subject to Retainage.

**PRICE AND PAYMENT**

Unless otherwise agreed by National Water Services, LLC in writing, prices quoted - special packaging or any sales, use, excise, VAT or similar taxes. Taxes imposed by any federal, state, county, city or municipal law on the Goods will be added to the invoice unless a fully completed and executed tax exemption certificate is received by National Water Services, LLC with the executed purchase or contract order. Unless otherwise agreed by National Water Services, LLC in writing, payment terms are net thirty (30) days from the date of invoice. CLIENT SHALL PAY A LATE CHARGE OF ONE AND ONE-HALF PERCENT (1.50% ) PER MONTH ON ALL AMOUNTS NOT PAID WHEN DUE. Client waives its right to set-off against claims it may have against National Water Services, LLC and acknowledges that it may not suspend its payment obligations. National Water Services, LLC reserves the right to withhold shipment or to require other adequate assurances of performance of Clients payment obligations. Client shall be liable for all expenses, including attorneys' fees, relating to the collection of past due amounts.

Thank You,

**NATIONAL WATER SERVICES, LLC**

NWS Rep: Josh Gavin

Acceptance Of The Terms and Conditions

Client: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Project: \_\_\_\_\_

Date: \_\_\_\_\_

Purchase Order# \_\_\_\_\_



Photo #1: Discharge Head with Large Amount of Silicon Sealant. Head Had Several Large Metal Spacers Under it For Leveling Purposes.



Photo #2: View of Bottom Of Discharge Head Pipe. The Threads Showed Signs of Being Dropped Before Installation. The Bent Threads Allowed A Leak To Form.



Photo #3: Close-up of the Discharge Head Pipe. Signs of Water Leaking by the Threads is Visible. The Threads in This Area of the Pipe Show Signs of Heavy Corrosion.

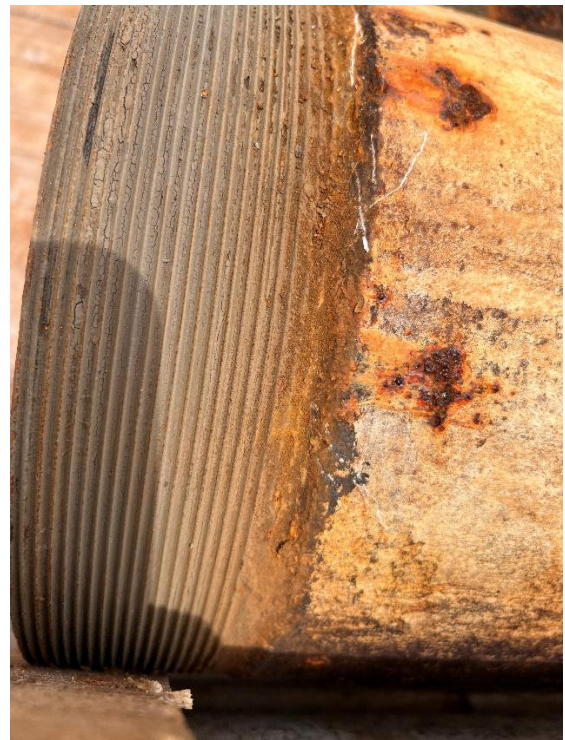


Photo #4: Close-up View of Threads on the Column Pipe. The Effect of Heavy Corrosion on the Top of the Threads is Visible. The Majority of the Pipe Looked Like This.



Photo #5: View of Column Pipe Wrapped in Tape. Tape was Covering Large Pits in the Column Pipe. Uncertain Whether Pits Caused by Tape or if Tape Used to Cover.

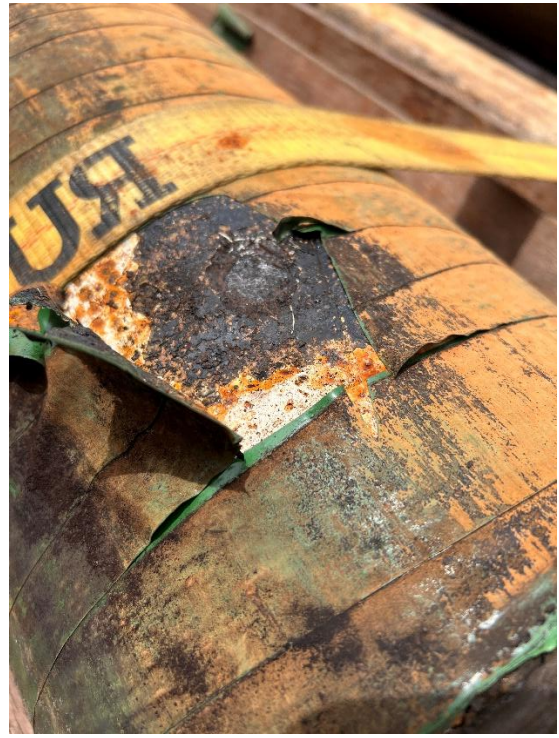


Photo #6: Close-up View of the Pitting on the Taped Column Pipe. The Pipe Wall is Very Thin in These Areas.



Photo #7: Close-up View of Pitting Under the Tape.



Photo #8: View of Line Shafts. Moderate Wearing Can Be Seen Where The Spider Bearing Bushings Sit on the Shaft



Photo #9: Another View of Line Shafts. Moderate Wearing Can Be Seen Where The Spider Bearing Bushings Sit on the Shaft.



Photo #10: View of Suction Bowl/Stage #1.



Photo #11: View of Intermediate Bowl/Stage #2.



Photo #12: View of Pump Bowls, Impellers, Pump Shaft, Spider Bearings, Stuffing Box and Miscellaneous Bolts.



Photo #13: View of Bolts and Metal Spacers Used for the Discharge Head.



Photo #14: View of American Marsh Pump Tag.  
Serial #: 145230  
Model #: 12JSZ2



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Chad Cooper, Interim Fire Chief  
Department: Fire

**Subject:**

Purchase of SCBA compressor

**Legislation Title:**

\$67,100 - Purchase of SCBA compressor (Fire)

**Recommendation:**

This request is for the purchase of an SCBA compressor. This equipment would be used to refill SCBA cylinders after training and fire-type incidents. An appropriation of \$67,100 is requested for this project.

**Discussion:**

Background/Synopsis:

This request is for the purchase of an SCBA compressor to support refilling SCBA cylinders after use. Currently, only one centrally located compressor is available at Firehouse #33. Installing another compressor will enable firefighters to refill cylinders immediately, reducing downtime and improving response readiness.

This enhancement will increase operational efficiency by allowing units to return to service more quickly and will support expanded training opportunities that require cylinder replenishment. Additionally, it provides critical redundancy in the event the existing compressor becomes inoperable.

**Financial Impact:**

Financial Impact:

\$67,100 from the Capital Improvement Fund, project 6FD04

**Emergency Provision:**

*Emergency Provision Explanation:*

*Yes. To provide for the health and safety of firefighters and the public.*

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. Breathing Air Quote (1)





SALES & SERVICE CENTERS  
 SALES@BREATHINGAIR.COM | SERVICE@BREATHINGAIR.COM



8855 E. BROAD STREET  
 REYNOLDSBURG, OH 43068

OHIO - CORP HQ  
 614.864.1235  
 INDIANA/KENTUCKY  
 614.986.1025

NORTH CAROLINA  
 336.674.0749  
 PENNSYLVANIA  
 614.515.5765

FLORIDA  
 352.629.7712  
 MICHIGAN  
 517.786.4060

TENNESSEE  
 423.634.3184  
 ILLINOIS  
 217.768.4408

210 LABRADOR DR.  
 RANDLEMAN, NC 27317

WWW.BREATHINGAIR.COM | WWW.SAFEAIRSYSTEMS.COM

THE NATION'S LARGEST DISTRIBUTOR OF



## Quote

Page 1 of 2

Breathing Air Systems  
 8855 E Broad Street  
 Reynoldsburg OH 43068  
 United States

**Requested By: Mike Weiss**  
**Title:**  
**Email: MWeiss@fairfield-city.org**  
**Phone: (740) 867-5358**

**Date** 04/30/2026  
**Quote #** QUO-OH20541  
**Customer ID** 100073  
**Expires** 06/29/2026  
**Terms** Net 30  
**Shipping Method** LTL Motor Freight  
**FOB**  
**Est Delivery Time** 8 to 10 Weeks

**Bill To**  
 City of Fairfield  
 5350 Pleasant Ave  
 Fairfield OH 45014-3597  
 United States

**Ship To**  
 Mike Weiss  
 Jim Howell  
 City of Fairfield  
 375 Nilles  
 Fairfield OH 45014  
 United States

Sales Rep: Tyler Hillyard  
 Sales Rep Email: thillyard@breathingair.com  
 Sales Rep Phone: (614) 986-1015

A 3% CREDIT CARD CONVENIENCE FEE WILL BE ADDED TO ALL ORDERS AT TIME OF FULFILLMENT FOR ALL CREDIT CARD TRANSACTIONS EXCEEDING \$1,200.00. A WIRE FEE OF \$45.00 WILL BE ADDED TO ALL ORDERS PAID BY WIRE.

NOTE: Our quotes do not include the offloading, uncrating, or placement of compressors or fill stations. Customers are responsible for the wiring to or into an electrical compressor and to the electrical supply. Warranty is as proposed.

Item	Quantity	Description	Rate	Amount	Tax Rate
VERTECON SE/13-E1	1	VERTECON SE-13-E1 Bauer Open Vertical Compressor/Purifier configured for 13.0 scfm, 6000 psig, 10 HP, 4-stage compressor, single phase motor and 67,000 scf capacity purifier. Carbon Monoxide monitor, B-Drain automatic condensation drain. Locally mounted pressure gauges (each stage, oil pressure and purification. B-Control compressor control with HMI (Bauer Connect Capable). Compressor High Temperature and Low oil pressure shutdown and Emergency Stop Button.	34,515.00	34,515.00	
CS6	4	Cascade System, 6000 psi, Cylinder includes CGA connection, Elbow, Mounting Rail, Clamp and 8 Ft. Hose	2,332.20	9,328.80	
CFS5.5-2SX4X4	1	Fill Station - BAUER- Class 2. Independently tested containment fill station meets NFPA 1901. Fills two SCBA cylinders and has four cascade controls with valves and gauges. Features cylinder scuff guard - fill control panel with adjustable regulator - SCBA fill connection - top mounted cascade control panel with regulated remote outlet - Two fill hoses with bleed valves and safety door interlock. 5500 psi fill pressure.	20,044.50	20,044.50	



8855 E. BROAD STREET  
REYNOLDSBURG, OH 43068

SALES & SERVICE CENTERS  
SALES@BREATHINGAIR.COM | SERVICE@BREATHINGAIR.COM

OHIO - CORP HQ  
614.864.1235  
INDIANA/KENTUCKY  
614.986.1025

NORTH CAROLINA  
336.674.0749  
PENNSYLVANIA  
614.515.5765

FLORIDA  
352.629.7712  
MICHIGAN  
517.786.4060

TENNESSEE  
423.634.3184  
ILLINOIS  
217.768.4408



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RANDLEMAN, NC 27317

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## Quote

Page 2 of 2

Breathing Air Systems  
8855 E Broad Street  
Reynoldsburg OH 43068  
United States

**Date** 04/30/2026  
**Quote #** QUO-OH20541  
**Customer ID** 100073

Item	Quantity	Description	Rate	Amount	Tax Rate
START-UP KIT	1	START-UP KIT FOR EQUIPMENT INSTALLATION	300.00	300.00	
Labor	12	Service Labor- per hour	150.00	1,800.00	
SLP-HP-WITH START-UP	1	Single High Pressure Air Test Kit to be taken at time of start-up by Breathing Air Service Technician.	115.00	115.00	

**Subtotal** 66,103.30  
**Shipping Cost (LTL Motor Freight)** 971.00  
**Total** \$67,074.30

PAYMENT TERMS: INVOICES ARE SUBJECT TO LATE CHARGES AT THE RATE OF 1.5% PER MONTH (ANNUAL 18%).

ALL PARTS RETURNS OR EXCHANGES MUST BE COMPLETED WITHIN 45 DAYS FROM INVOICE DATE. ALL RETURNS REQUIRE A RETURN MERCHANDISE AUTHORIZATION. ALL RETURNS ARE SUBJECT TO A 15% RESTOCKING FEE.

SHIPPING CHARGES WILL BE ADDED WHEN ORDERS ARE FULFILLED.

NOTE: PAYMENTS BY CREDIT CARD WILL INCUR A CONVENIENCE FEE TOTALING 3.0% OF THE INVOICE TOTAL ON ALL TRANSACTIONS EXCEEDING \$1,200.00.

ALL QUOTES ARE VALID FOR A MAXIMUM OF 30 DAYS. ALL PARTS & EQUIPMENT PRICES ARE SUBJECT TO FLUCTUATE PLUS OR MINUS 10% FROM PRICES QUOTED DUE TO TARIFF AND/OR VENDOR PRICE INCREASES.

Quote Approved By: \_\_\_\_\_ (Print Name)

Approved By Signature: \_\_\_\_\_

Approved Date: \_\_\_\_\_



QUO-OH20541



**City Council Communication  
Regular Meeting - June 8, 2026**

Submitted by: Lance Kennedy, IT Manager  
Department: City Manager's Office - CPO

**Subject:**

IT Division - Parks CAC Copier

**Legislation Title:**

\$7,695 Parks CAC Replacement Copier

**Recommendation:**

An appropriation of \$7,695 is being requested, along with City Council approval for capital funding to support the scheduled replacement of an aging multi-function copier unit. The funding will ensure continued operational efficiency, improved technology performance, and enhanced support for both internal and public-facing services.

**Discussion:**

Scheduled replacement of information technology hardware is planned for and was approved in the 2026-2030 Capital Improvement Program (CIP) under project 6CM03. Purchases will be made utilizing Ohio State bid/contract pricing when state bid/contract pricing is the lower-cost option. The City maintains a wide array of computing equipment used by staff across administrative offices, field operations, and public safety departments. To maintain productivity, security, and compatibility with evolving software and systems, these devices are replaced on a scheduled lifecycle, typically every 6-10 years for high-capacity copier devices.

Aging equipment results in:

- Reduced performance and productivity.
- Increased support and maintenance costs.
- Compatibility and security risks with newer applications and operating systems.
- Higher failure rates and system downtime.

Scope of Equipment to be Replaced:

- Multi-function copier.

**Financial Impact:**

An appropriation in the amount of \$7,695 is being requested for the scheduled replacement of aging technology equipment. Funding for these efforts was included in the 2026-2030 Capital

Improvement Plan (CIP) under project 6CM03 IT - Hardware and Software. The funding source for this project is the Capital Improvement Fund for \$7,695.

**Emergency Provision:**

Yes - An emergency provision is necessary without competitive bidding in order to avoid extended order fulfillment and scheduled installation time for the equipment, and so that purchases and replacements can be made immediately. Ohio State bid/contract pricing is used when state bid/contract pricing is the lower-cost option.

**Rule Suspension Requested:**

Yes

**ATTACHMENTS:**

1. Comdoc - 052726\_\_City of Fairfield Proposal\_v4 (003)



Revised Proposal and Pricing Summary Presented to:



Prepared by Don Martin, Major Account Executive,  
May 27, 2026  
Version 4.0

Pricing is good for 30 days unless otherwise noted. This revision RVP/SVP approved.

Slide	Table of Contents
2	<b>Revised Recommendation</b>
3-5	Account Management and Service Outlines
6	<b>Your Xerox Dedicated Team and Next Steps</b>
7	<b>Action Items / Takeways / Next Steps</b>

Executive Summary Briefing

By mutual agreement and understanding, it is best to focus on the purchase of a new C7135, replacing the old C8045 that is on lease and expires this month, May 2026. Below is the cash purchase price.

Since time is of the essence, and we are past the LOI for leasing companies, it is imperative that the leasing company is notified immediately as not to auto-renew. Please immediately send an email, letter, and make a phone call that **The City of Fairfield plans to not renew that lease, and purchase this C7135 instead and the C8045 will be returned back to the leasing company.** Please cc me on the email. Thank you.

The leasing company is PEAC fka XDS. The lease # is 211-4135061-001 former lease # under XFS was 010-0123596-001  
Marin Leasing Corporation dba PEAC Solutions  
300 Fellowship Rd,  
Mt. Laurel, NJ. 08054  
888-479-9111

[marketing@peacsolutions.com](mailto:marketing@peacsolutions.com)  
Representative: Kelly Gorman: [kgorman@peacsolutions.com](mailto:kgorman@peacsolutions.com)  
For escalations, please contact:  
Melissa Pagliai at [mpagliai@peacsolutions.com](mailto:mpagliai@peacsolutions.com)

Specs sent in separate cover

QTY	Make	Model	Configuration	Cash	Not Leasing
1	Xerox	C7135	VersaLink C7130T2 with FAX-3LIN (Embedded 3-Line Fax w/ iFax), OFC-HPKIT (Hole Punch (2/3 Hole) for Office Finisher), DPSCRIPC (Digital Adobe Postscript Software SWAP)	\$7,692.36	Picking up old C8045

Pricing is good for 30 days unless otherwise noted. Loan origination/processing fee(s) are not included in the approximate amount of \$180. Taxes are not included and gathered in advance spread over the term of the loan per the rules of the State of Ohio. Onsite Networking Fees: A4 Units - \$299, A3 Units - \$399, Primelink with EFI - \$1200, Versant with EFI - \$2000.  
*Important to note that all remote networking is \$0*

# Account Management Specifications and Proactive Quarterly Business Reviews (PQBR)

At Xerox Business Solutions, we strive to develop long term business relationships with our customers. Our business review meetings with our clients ensure that we are performing at the highest possible level of support and are meeting your objectives. You have been assigned a highly experienced Major Account Executive with many years of experience partnering with businesses, organizations, and large corporations.

How it works: volume usage data is gathered using an automated data collection tool or manually. We collect service call information from our service databases. Your major account customer care representative compiles this data into an executive style presentation that he calls a Proactive Quarterly Business Review, (PQBR).

## The following are among the Key Components of a PQBR:

- **Discuss changes** in volumes and implement necessary changes in hardware or supply levels
- **A consolidated meter reading report** will be provided for each location including service performance uptime and calls.
- **Goal Setting:** Establishing clear, achievable goals for the next quarter. These goals should be aligned with the company's long-term strategic objectives.
- **Risk Assessment:** Identifying potential risks that could impact the business. This includes market trends, competitive threats, and internal challenges.
- **Opportunity Identification:** Looking for new opportunities for growth and innovation. This could involve exploring new markets, developing new products, or enhancing existing services.
- **Action Planning:** Developing detailed action plans to address identified risks and opportunities. This ensures that everyone is on the same page and knows what needs to be done to achieve the set goals. Both parties sign off to verify "Commitment to Action Items"

## Benefits of PQBR

- **Enhanced Agility:** By regularly reviewing and adjusting strategies, businesses can respond more quickly to changes in the market.
- **Improved Decision-Making:** With a clear understanding of performance and risks, leaders can make more informed decisions.
- **Increased Accountability:** Regular reviews ensure that everyone is accountable for their performance and contributions to the company's success.
- **Better Resource Allocation:** Identifying priorities helps in allocating resources more effectively, ensuring that efforts are focused on the most impactful areas.

# Service Specifications

## Xerox Business Solutions Full-Service Maintenance Agreement

is a comprehensive program for all your document printing, supplies, maintenance and service for your Production, MFP and Printer devices. At Xerox Business Solutions, we manage over 329 million impressions per month including over 44 million prints from our customer's printer fleets.

From comprehensive network and software support, to 24/7 online assistance, online training videos and quick, responsive on-site coverage, you can count on us for a variety of service options to meet your needs. Every option is backed by a team of experienced support personnel who are equipped with the latest skills, tools and technology. Once implemented, Xerox Business Solutions Managed Print Services provides an optimized print environment, reducing your total cost of ownership and increasing faculty and staff productivity.

## Comprehensive Maintenance

Our maintenance includes:

- All supplies (excluding paper)
- All replacement parts
- All labor associated with break/fix of MFPs
- All preventative maintenance, device cleaning etc.
- **4-hour average service response time, 95% Uptime measured across the fleet**
- Remote service for "I can't print" issues for quicker resolution, driver configurations and training.
- Proactive monitoring of fleet devices

- Helpdesk integration
- Xerox Business Solutions eXpress Services including supply monitoring and replenishment
- In-service and on-going on-site training of MFP features by Xerox Business Solutions trainer(s).
- Business reviews of performance metrics

## Predictive Fleet Maintenance

We have the capability to monitor toner levels remotely and proactively order and send supplies when levels are low. All networked MFP devices will be set up on the Xerox Remote Services system. This data is transmitted securely to Xerox's servers over the internet, allowing for realtime monitoring. The system can trigger alerts for low toner levels and may even automate the ordering process, ensuring businesses maintain efficiency and reduce downtime.

## Meter Reading

We have the capability to collect meters automatically through all Networked devices using Xerox Device Agent. This can be viewed by \_\_\_\_\_ in the vendor portal.

## Invoicing

Xerox Business Solutions will provide a monthly invoice for all equipment and shall include items specified by \_\_\_\_\_:

- Invoice date and number
- Purchase order number
- Separate Location, make, model and serial number for each copier billing
- Current and previous reading
- Date of meter reading

## Technical Support Department Overview

Xerox Business Solutions will provide remote support with a certified Helpdesk/Copier Analyst with remote access software during normal business hours, Monday through Friday 7:00 am to 6:00 pm CST.

## Requests for break/ fix service may be made through the following channel categories:

- \_\_\_\_\_ePortal provided and setup by Xerox Business Solutions
- Xerox Business Solutions Webpage
- Xerox Business Solutions Technical Support Hotline: 1-877-459-0777, option 2

The Xerox Business Solutions Call Center Representative act as a single point of contact for all IT and Copier service-related issues and provide support for:

- Reconfiguration of required network protocols (TCP/IP, DNS, etc.).
- Reconfiguration or installation of any additional print drivers needed for any new computers or print servers added after the initial install.
- Reconfiguration or setup of scan to folder options (SMB or FTP).
- Reconfiguration or setup of scan to SMTP/Exchange services. Scan to email requires an on-site email server that is customer owned/maintained, or any email services provided by the customer and must be setup and activated prior to service. "Free" email servers and POP3 email accounts are not supported.
- Provide basic image quality recalibration for all print and copied documents.
- Provide fax service troubleshooting.
- Remote diagnostic of system fault codes.

Xerox Business Solutions can even assist your helpdesk with all necessary information or resources needed to resolve any issue. If our Helpdesk analyst cannot resolve any issue within a timely manner or determines that a Network Analyst is required on-site, one will be dispatched to the location. Physical network connections, cabling and network administration is provided by the client.

## Value Added Service

Normal business hours are Monday through Friday 8 am to 5 pm CST. A Xerox knowledge base of FAQs and resolution instructions are available online 24/7. A link will be provided through \_\_\_\_\_ system portal. Xerox Business Solutions can provide after hour, weekend and holiday on-call service with advance notice for an additional fee. Xerox Business Solutions will always try to resolve an afterhour customer issue by contacting its staff member(s) and communicating back to our customers. Service level metrics including number of helpdesk calls, service calls, turnaround times and fleet uptime will be presented at Business Meetings.

Holiday and after-hours service is provided at the following rates:

- Monday– Friday after 5pm \$180/ hr.
- Saturday & Sunday until 5pm \$180/ hr.
- Sunday after 5pm \$240/ hr.
- All Holidays (all day) \$240/ hr.

Holiday and after-hours service requires 48 hours advance notice on-call schedule a technician to be oncall. If service is not required during the on-call period, a minimum charge of \$50/ day will apply for the on-call service.



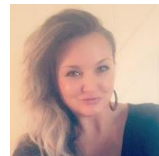
## Major Account & Relationship Manager

Don Martin

m: 513-567-1016

e: [Don.Martin@Xerox.com](mailto:Don.Martin@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/donald-martin/>



## Xerox IT Services Specialist

Sarah Connor

m: 513-614-9739

e: [Sarah.Connor@Xerox.com](mailto:Sarah.Connor@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/sarah-connor-42527873/>



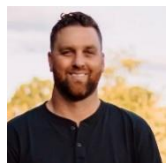
## Production Print & Press Specialist

Greg Orr

m: 614-425-3186

e: [Greg.Orr@Xerox.com](mailto:Greg.Orr@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/print-paws-1431b6230/>



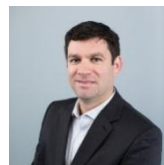
## Digital Services & Automation Specialist

Josh Braniff

m: 614-204-3971

e: [Josh.Braniff@Xerox.com](mailto:Josh.Braniff@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/josh-braniff-77b9405b/>



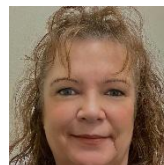
## Customer Care & Billing Manager

Paul Kosky

m: 614-306-5966

e: [Paul.Kosky@Xerox.com](mailto:Paul.Kosky@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/paul-kosky-2415834/>



## Customer Service Supervisor

Dana Brown

m: 513-594-1203

e: [Dana.Brown@Xerox.com](mailto:Dana.Brown@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/dana-brown-164926191/>



## Sales Support Specialist

Danielle Fisher

m: 513-490-2357

e: [Danielle.Fisher@Xerox.com](mailto:Danielle.Fisher@Xerox.com)

LinkedIn: <https://www.linkedin.com/in/danielle-fisher-84a4a4a9>

# Next Steps / Action Items / Take Aways

## Schedule

5/5/2026 5/14/25: Validation with Production	Proposal & Revised Proposal Review
Don got pricing to carry to month end	
Meet to confirm next steps closer to month end.	Next Steps
5/27/26: Agreed upon purchase of C7130. Time is of the essence since the lease has expired.	

	Action Items / Take Aways	Expected by
1	Validation meeting with Greg Orr completed 5/14/26. Purchase vs lease is the preferred direction. Don Martin got RVP/SVP approval on the discounts through to 5/29/26 even with Memory shortage & tariffs.	completed
2	To send invite and follow-up closer to month end	completed
3	It is imperative The City of Fairfield call, email and send a letter to the leasing company immediately notifying them they are not renewing that lease, but purchasing a new device and the old C8045 will be picked up by the leasing company.	
4	The pricing is good for 30 days. However, I challenge now is the lease is expired and purchase agreement needs to be signed and processed expeditiously	

Customer Signature

Date

*Don Martin*

Xerox Account Manager Signature

*5/27/26*

Date

Pricing is good for 30 days unless otherwise noted. Loan origination/processing fee(s) are not included in the approximate amount of \$180. Taxes are not included and gathered in advance spread over the term of the loan per the rules of the State of Ohio. Onsite Networking Fees: A4 Units - \$299, A3 Units - \$399, Primelink with EFI - \$1200, Versant with EFI - \$2000

*Important to note that all remote networking is \$0*